

WOODHALL FARM MILL GREEN

HATFIELD AL9 5NU

A unique opportunity to let as a whole, or in part, a range of nine farm buildings circa 15,500 sq ft (1440 sq m) in Central Hertfordshire.

Suitable for a variety of uses

- Light Industrial
- Office
- Creative
- Storage
- Clinical / Healthcare
- Leisure



Woodhall Farm, a unique rural workspace nestled in the heart of the countryside yet conveniently located near Hatfield and Welwyn Garden City.

Restoration works on the first phase are due to complete in Summer 2025. Therefore, Hatfield Park Estate is inviting expressions of interest in these buildings from potential businesses wishing to take occupation upon completion of the works. Phase II will commence in September 2025.

Accessibility is a key feature of Woodhall Farm. Hatfield Railway Station is within easy reach, offering a swift connection to London Kings Cross in under 25 minutes and Cambridge in under an hour. The proximity to major roadways, including the A1(M), A414, and M25, ensures that commuting to and from Woodhall Farm is both convenient and efficient.



Lease term to be agreed, subject to contract and allowing for the refurbishment to be completed.
Rates and EPC: To be assessed.

For more information

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: • Corporate structure and ownership details • Identification and verification of ultimate beneficial owners • Satisfactory proof of the source of funds for the Buyers/Funders/Lessee



For those seeking a perfect blend of work and wellbeing, Woodhall Farm provides access to rural walks, allowing occupants to recharge and rejuvenate amidst the natural surrounding countryside. The inclusion of electric gates and broadband fibre offers a secure yet well-connected environment for professionals.

Whether you're a startup, an established business, or a freelancer, Woodhall Farm offers the opportunity for unique and inspiring workspaces, where rural charm and modern amenities create an ideal setting for innovation and productivity.

