

UNIT 24 FIDDLEBRIDGE INDUSTRIAL CENTRE HATFIELD

AL10 0DE

bf
brasierfreeth.com

Industrial Unit - To Let - 632 Sq.ft

24 FIDDLEBRIDGE INDUSTRIAL ESTATE HATFIELD

AL10 0DE

Industrial Unit
TO LET

KEY DETAILS

- A1(M) - 1.5 miles
- 3 phase power supply
- Short walk from Hatfield town centre
- 1 mile from Hatfield station
- Communal parking
- Rare small starter unit

DESCRIPTION

The premises comprise a single storey workshop unit. The unit benefits from 3 phase power supply and a WC.

AMENITIES

 Industrial	 Workshop	 Storage Space	 3 Phase Power
 WC	 Communal Parking	 Good Transport Links	 Town Centre Amenities



24 FIDDLEBRIDGE INDUSTRIAL ESTATE HATFIELD

AL10 0DE

Industrial Unit

TO LET

ACCOMMODATION

Floor	Size Sq. ft	Size Sq.m
Unit 24	632	58.71

This floor area is approximate and has been calculated on a gross internal basis.

LOCATION

The unit is situated on the established Fiddlebridge Industrial Centre, west of Hatfield town centre a few minutes' drive from the A1(M), which is less than 1.5 miles away.

Hatfield train station is 1 mile to the east and provides frequent services to London King's Cross with a fastest journey time of 25 minutes.

TRANSPORT



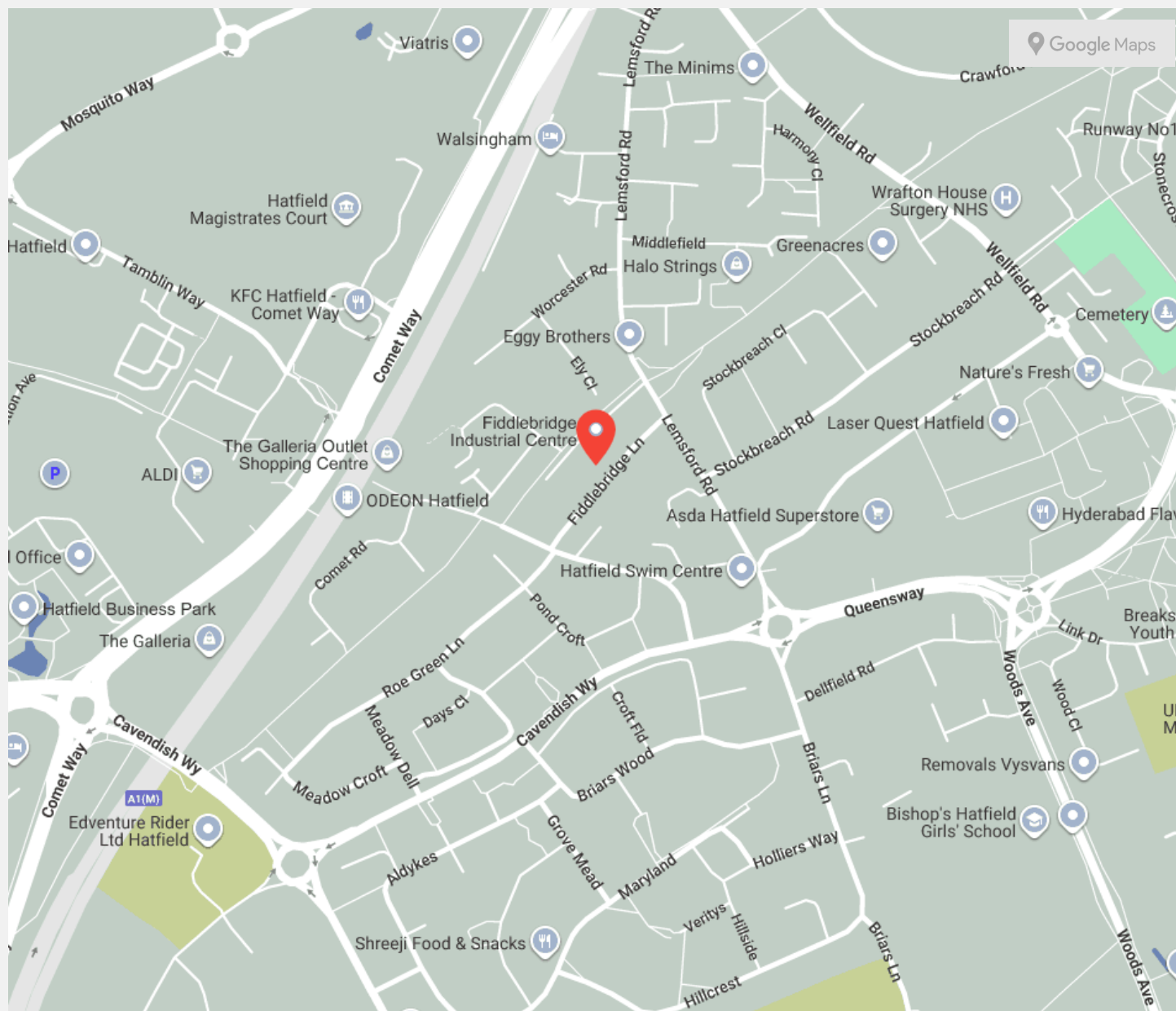
A1(M) - 1.5 miles



Hatfield Train Station - 1 mile



Hatfield Town Centre - 10 minute walk



24 FIDDLEBRIDGE INDUSTRIAL ESTATE HATFIELD

AL10 0DE

TERMS

The unit is offered on a new lease for terms by negotiation.

RENT

£17,000 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £11,750. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Welwyn Hatfield Borough Council - 01707 357026.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of C 72. Details available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

Elliot Fletcher

07523 801153

elliott.fletcher@brasierfreeth.com

Daniel Levitan

07548 085738

daniel.levitan@brasierfreeth.com

Brasier Freeth LLP

enquiries@brasierfreeth.com

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. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.

brasierfreeth.com 

JUNE 2026