

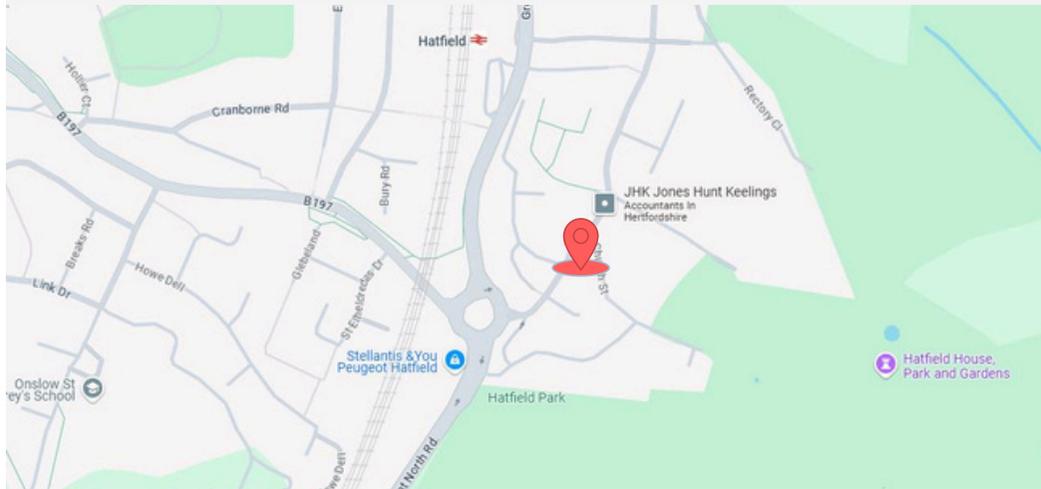
15 The Broadway |
Old Hatfield | AL9 5HZ

Highly Prominent & Wholly
Self-Contained Offices |
To Let | 2,429 Sq.ft



Key features

- Self-contained with own WCs & direct street access
- Mix of cellular & open plan
- Newly decorated & carpeted
- Could suit medical, dental or therapy type uses
- Hatfield Station - 500m
- Hatfield House & gardens close by



For viewings contact

Graham Ricketts
07841 235185
graham.ricketts@brasierfreeth.com

Elliot Fletcher
07523 801153
elliott.fletcher@brasierfreeth.com



15 The Broadway | Old Hatfield | AL9 5HZ

Description

The accommodation is arranged entirely at ground floor level with street access from The Broadway and forms part of a highly prominent and attractive, building with huge character. The space is arranged as a mix of cellular and open plan offices with ladies, gents and an accessible WC and kitchen. It is currently being redecorated throughout and new carpets will be fitted.

Location

The building is conveniently located in the heart of Hatfield Old Town close to the main entrance to Hatfield Park & Gardens. Hatfield Railway Station is only a little over 500m away, from where there are fast and frequent services to Kings Cross St Pancras.

Hatfield is well located being situated between Junctions 2 and 4 of the A1(M), with the M25 just 5 miles to the south at Junction 23. The A14 dual carriageway also provides a fast east to west link between the M1 at Hemel Hempstead and the M11 at Harlow. London Luton Airport is within 20 miles of the property and Stansted Airport within 28 miles.

Terms

The offices are offered to let on a new lease direct from the owner for a term by negotiation.

Rent

Rental offers are invited in the region of £35,000 per annum exclusive.

Accommodation

Ground floor | 2,429 Sq.ft | 225.7 Sq.m

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

Rates

The VOA website shows an entry in the current Rating List of £45,750. 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 357000.

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 E 124. Details available upon request.

Legal costs

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