

4 CARTERS ROW HATFIELD PARK

AL9 5NB

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Offices with Huge Character Located within the Grounds of Hatfield House - 1,020 Sq.ft - To Let

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Office Space
TO LET

KEY DETAILS

- Self-contained building
- Exposed beams
- Excellent natural light
- 5 covered on-site parking spaces
- Access to Hatfield Park & Gardens

AMENITIES

 Offices	 Exceptional Natural Light	 Reception	 WC's
 5 Car Parking Spaces	 Landscaped Setting	 Motorway Access	 Near Hatfield Station



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ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
4 Carters Row	94.80	1,020

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

DESCRIPTION

The property comprises a self-contained building of traditional brick construction under a tiled roof, arranged over two floors. The ground floor provides reception and WC facilities, with the principal accommodation being the first floor offices which feature exposed roof beams creating space of huge character with excellent natural light.

Situated within the grounds of Hatfield House, the home of the 7th Marquess and Marchioness of Salisbury, the formal gardens are close by, along with several niche retailers. In addition, The Coach House Kitchen is also just a short stroll away offering breakfast, light lunches and more substantial mains. The surrounding parkland extends to some 42 acres offering opportunities for lunchtime relaxation or exercise.



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LOCATION

Hatfield is well located being situated between junctions 2 and 4 of the A1 (M). The M25 is just 5 miles to the south at Junction 23. The A414 dual carriageway also provides a fast east to west link between the M1 at Hemel Hempstead and the M1 at Harlow. London Luton Airport is within 20 miles of the property and Stansted Airport within 28 miles.

The main entrance to Hatfield House & Park lies directly opposite Hatfield station from where there are regular services to London, Kings Cross with a fastest journey time of 23 minutes. Cambridge can be reached in just over one hour.

TRANSPORT



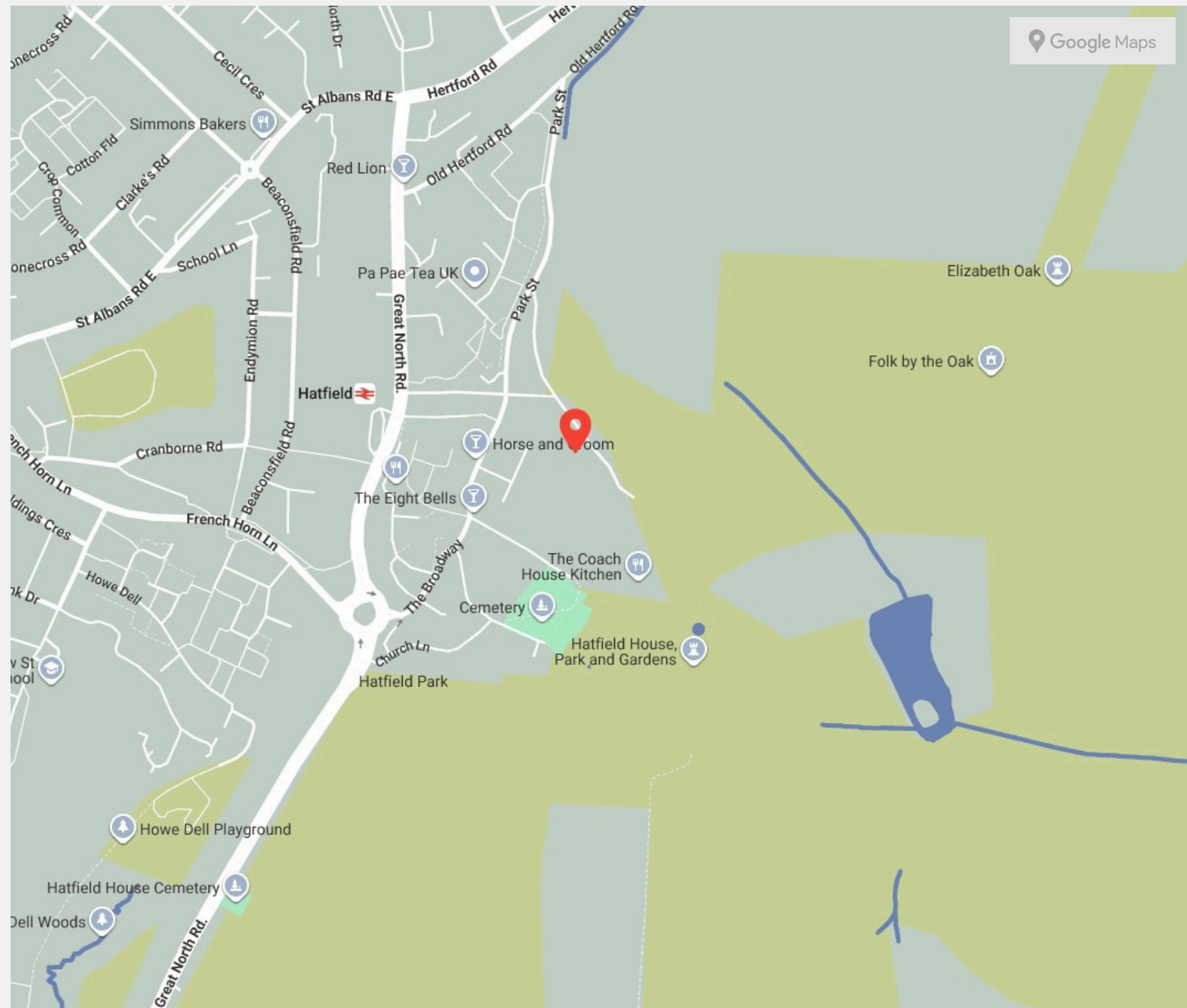
A1(M) Junction 4 - 2 miles



M25 Junction 23 - 6.5 miles



Hatfield Train Station - 5 minute walk



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TERMS

The property is offered on a new lease for a term by negotiation.

RENT

£32,500 per annum, plus VAT.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £19,250. 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 C 58 Details available upon request.

LEGAL COSTS

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



CONTACT

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MAY 2026

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