

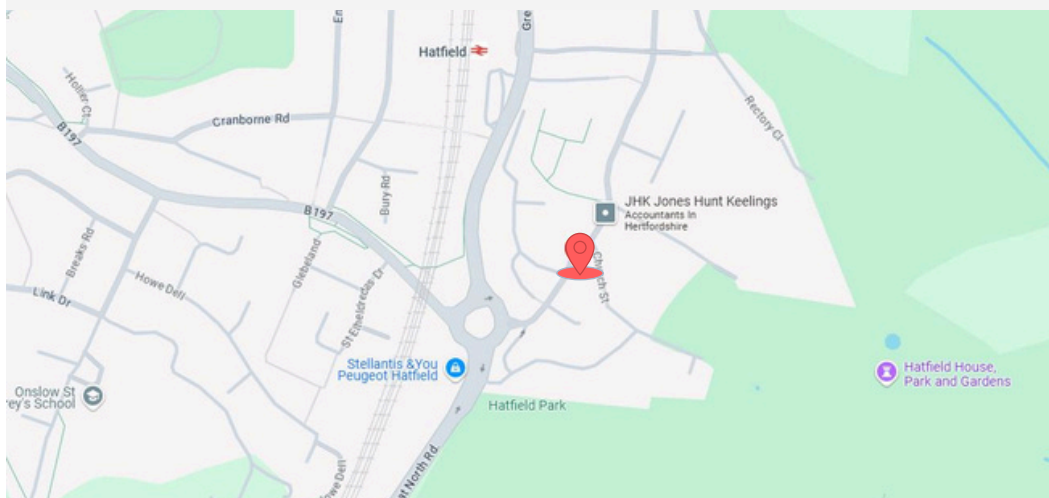
15 The Broadway | Old Hatfield | AL9 5HZ

Character Offices in Prominent Building |
To Let | 515 Sq.ft



Key features

- Newly decorated and carpeted
- Excellent natural light
- Own WC
- Kitchen
- Hatfield Station 500m



For viewings contact

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Description

The accommodation comprises the third (top) floor with street access from The Broadway and forms part of a highly prominent and attractive building with huge character. The space is arranged in a cellular fashion with all the offices having excellent natural light together with a single private WC and kitchen.

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 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 A414 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

£8,500 per annum exclusive.

Accommodation

Third Floor Office | 515 Sq.ft | 47.8 Sq.m

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

Rates

The VOA website shows an entry in the current Rating List of £5,100. The rates payable will be a proportion of this figure, a small business should benefit from 100% relief.

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 E124. Details available upon request.

Legal costs

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