

15 THE BROADWAY OLD HATFIELD

AL9 5HZ

bf

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*Character Offices in Prominent Building
Second Floor - To Let - 934 Sq.ft*

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AL9 5HZ

Second Floor Office Space

TO LET

KEY DETAILS

- Excellent decorative condition
- Excellent natural light
- Own ladies & gents WC's
- Kitchen
- Hatfield Station 500m

DESCRIPTION

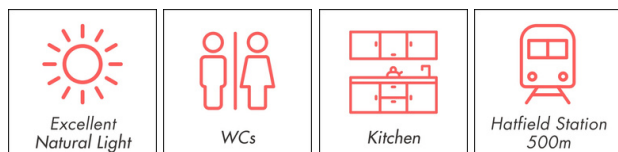
The accommodation comprises the second floor with street access from The Broadway and forms part of a highly prominent and attractive building with huge character. The space is arranged as a mix of cellular and large, open plan offices with all having excellent natural light. The suite has its own ladies and gents toilets and a small kitchen.

ACCOMMODATION

Second Floor	Size Sq.m	Size Sq.ft
Office	86.77	934

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

AMENITIES



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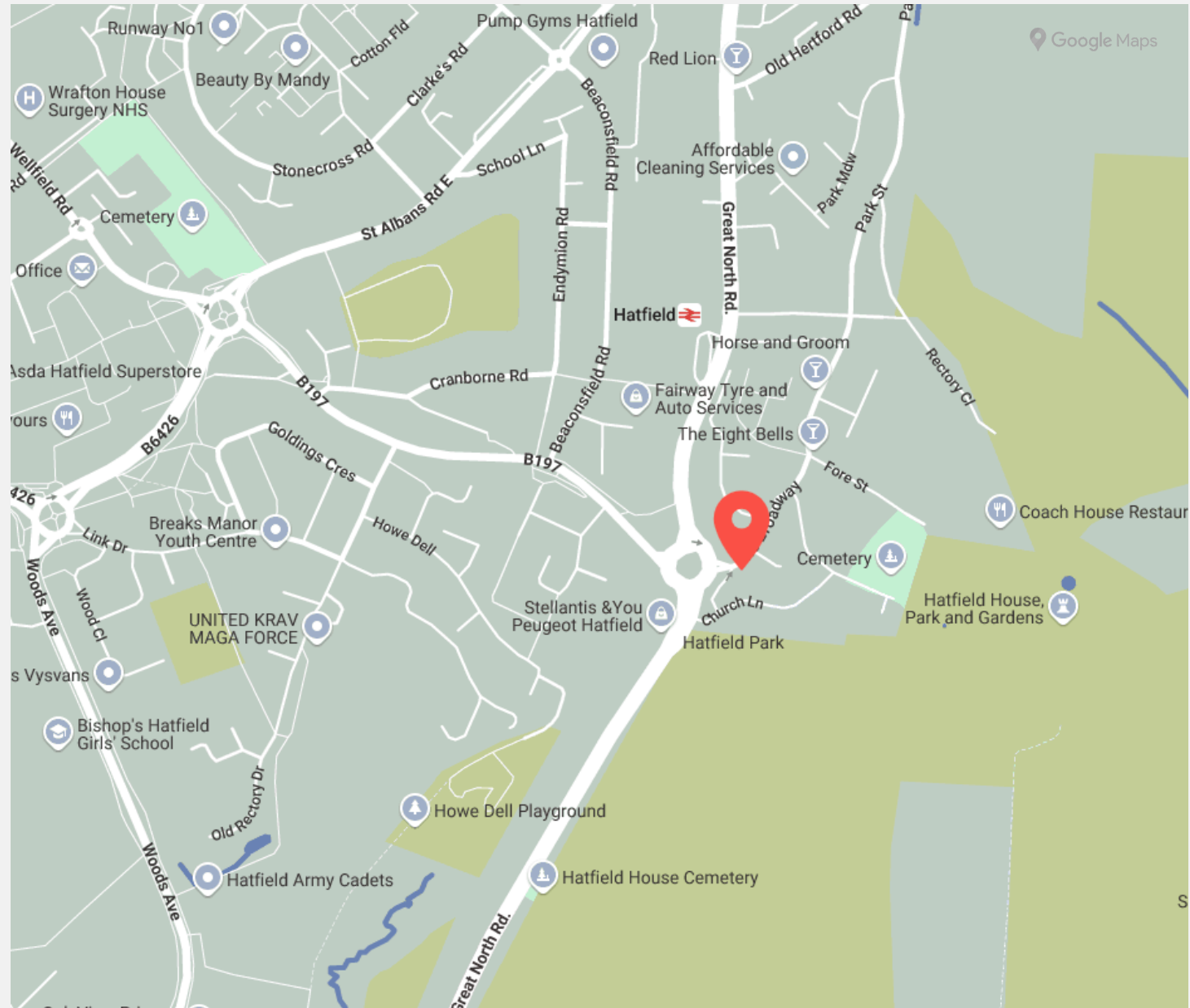
TO LET

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.

TRANSPORT

-  Hatfield Station - 500 m
-  Junction 23, M25 - 5 miles
-  Luton Airport - 20 miles
-  Stansted Airport - 28 miles



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TERMS

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

RENT

£18,500 per annum exclusive.

EPC

The property has an EPC rating of E 124. Details available upon request.

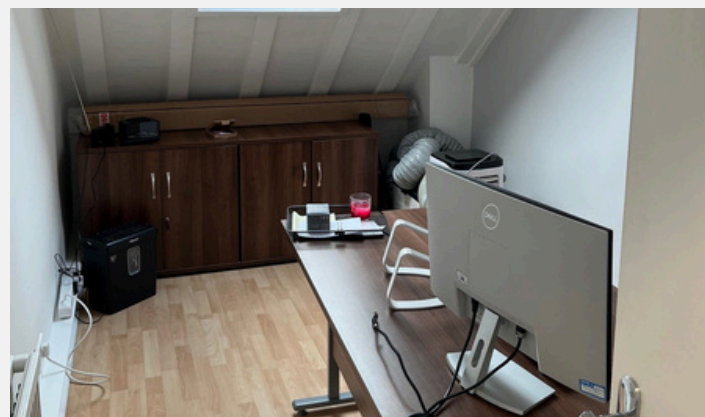
BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £14,750. The rates payable should benefit from some rates 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.

LEGAL COSTS

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



CONTACT

GET IN TOUCH

Graham Ricketts

07841 235185

graham.ricketts@brasierfreeth.com

Elliot Fletcher

07523 801153

elliott.fletcher@brasierfreeth.com

Brasier Freeth LLP

enquiries@brasierfreeth.com

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