

1A THE BROADWAY OLD HATFIELD

AL9 5BG

bf

brasierfreeth.com

Character offices to let 160sqft - 1,130 Sq.ft

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Office Space
TO LET

KEY DETAILS

- Character Offices
- Excellent natural light
- High-ceilings
- 5 minutes walk to Hatfield Station

DESCRIPTION

The accommodation, which is wholly self-contained, comprises offices on the ground and first floors with direct street access from The Broadway. It 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 ladies and gents WC's and a kitchen.

ACCOMMODATION

<i>First Floor</i>	<i>Size Sq.m</i>	<i>Size Sq.ft</i>
1	31.77	342
2	21.27	229
<i>Ground Floor</i>	<i>Size Sq.m</i>	<i>Size Sq.ft</i>
3	20.16	217
4	17.00	183
5	14.86	160
TOTAL	105.06	1,131

These floor areas are approximate and have been calculated on a net internal basis.



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LOCATION

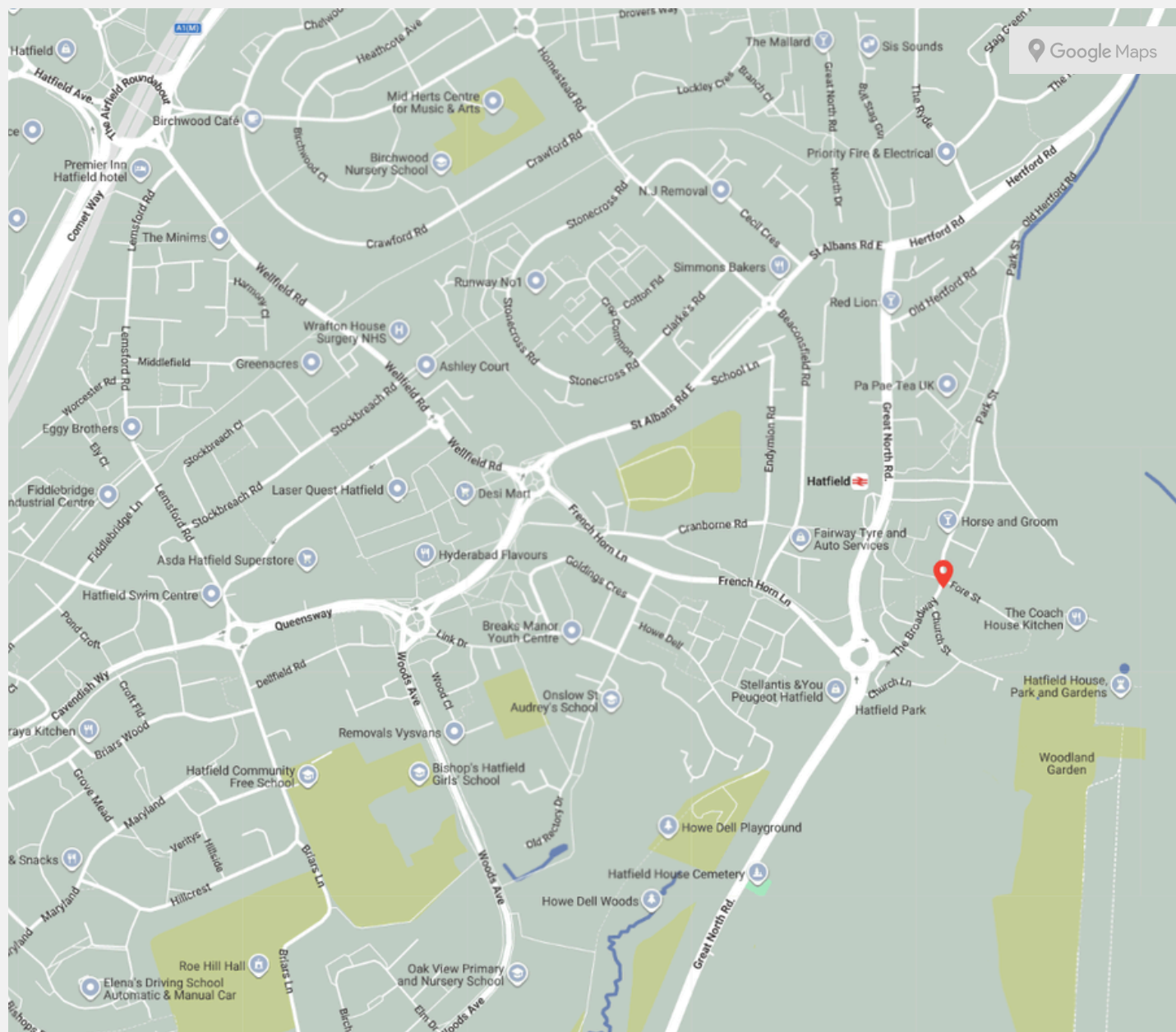
The building is conveniently located in the heart of Old Hatfield close to the main entrance to Hatfield Park & Gardens. Hatfield Railway Station is only a little over 500m away, from where there are frequent services to Kings Cross St Pancras.

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. London Luton Airport is within 20 miles of the property and Stansted Airport within 28 miles.

The property is also a very short stroll from Salisbury Square a comprehensive development that features adaptable commercial, retail and hospitality spaces alongside stylish apartments, with public realm space that hosts various events throughout the year.

TRANSPORT

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



RENT

First floor offices

1 - £8,550 per annum exclusive

2 - £5,725 per annum exclusive

Ground floor offices

3 - £5,425 per annum exclusive

4 - £4,575 per annum exclusive

5 - £5,725 per annum exclusive

Quoted rents are inclusive of gas and electricity costs.

TERMS

The offices are available individually or in combination on new leases/s for lengths of term by negotiation.

EPC

E-105. Further details upon request.

BUSINESS RATES

Subject to reassessment, with small businesses likely to benefit from 100% relief.

LEGAL COSTS

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



CONTACT

GET IN TOUCH

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