UNIT 24 FIDDLEBRIDGE INDUSTRIAL CENTRE HATFIELD

AL10 0DE

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Industrial Unit - To Let - 632 Sq.ft

24 FIDDLEBRIDGE INDUSTRIAL ESTATE HATFIELD

AL10 0DE

Industrial Unit

TO LET

KEY DETAILS

- A1(M) - 1.5 miles
- 3 phase power supply
- Short walk from Hatfield town centre
- 1 mile from Hatfield station
- Communal parking
- Rare small starter unit

DESCRIPTION

The premises comprise a single storey workshop unit. The unit benefits from 3 phase power supply and a WC.

AMENITIES

Industrial	Workshop	Storage Space	3 Phase Power
WC	Communal Parking	Good Transport Links	Town Centre Amenities

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Industrial Unit

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ACCOMMODATION

Floor	Size Sq. ft	Size Sq.m
Unit 24	632	58.71

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

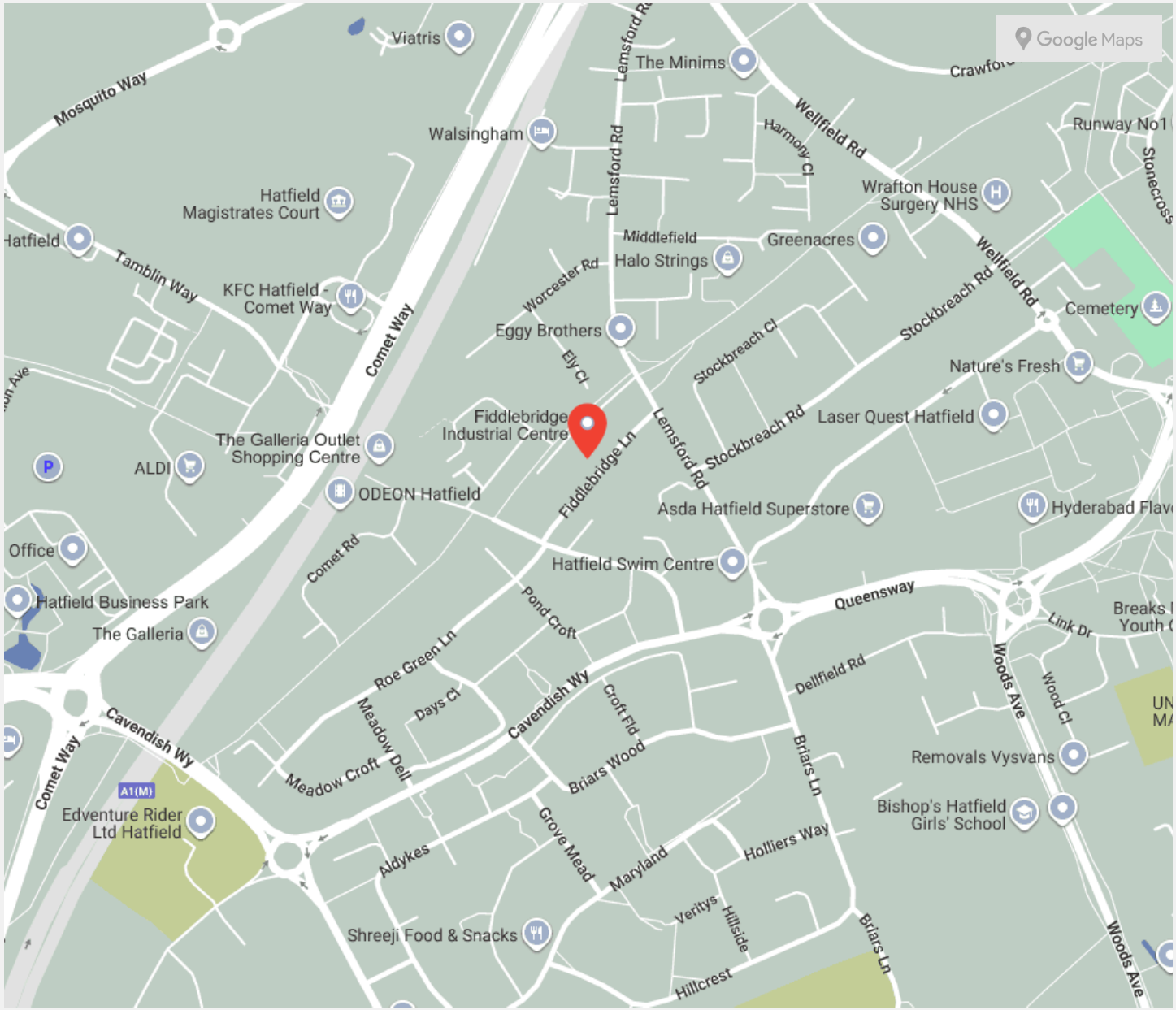
LOCATION

The unit is situated on the established Fiddlbridge Industrial Centre, west of Hatfield town centre a few minutes' drive from the A1(M), which is less than 1.5 miles away.

Hatfield train station is 1 mile to the east and provides frequent services to London King's Cross with a fastest journey time of 25 minutes.

TRANSPORT

- A1(M) - 1.5 miles
- Hatfield Train Station - 1 mile
- Hatfield Town Centre - 10 minute walk



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TERMS

The unit is offered on a new lease for terms by negotiation.

RENT

£15,300 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £11,750. 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 357026.

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 72. Details available upon request.

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

Daniel Levitan
07548 085738
daniel.levitan@brasierfreeth.com

Brasier Freeth LLP
enquiries@brasierfreeth.com

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