PROSPECT HOUSE

85 Great North Road, Old Hatfield AL9 5DA

2,747 - 6,633 SQ FT



A high quality detached building, attractively and prominently located within the old town area of Hatfield

Close to Hatfield Station

Air Conditioning • LED Lighting







PROSPECT HOUSE



2,747 - 6,633 SQ FT

Prominently located near Hatfield train station

Designed by BMDA 01992 552500

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HATFIELD

Hatfield occupies a highly accessible location at the centre of the north sector of the M25. It is located on the A1(M) between Junctions 2 and 4. In addition the A414 dual carriageway provides fast east west connections to the M1 at Hemel Hempstead and the M11 at Harlow. Hatfield station, a short distance from the property, provides a fast electrified service to London King's Cross / St Pancras (26 minutes) and also Moorgate with links to the Victoria and Piccadilly lines at Finsbury Park.

FLOOR AREAS (approx NIA)

	Sq Ft
Ground Floor Office Space	2,747
Second Floor Office Space	3,886
Overall Total	**6,633**

DESCRIPTION

A fully specified Grade A office building, prominently situated in Old Hatfield just a short walk from Hatfield Station. The property features an impressive double-height entrance with attractive brick elevations and feature glazed sections, creating a striking first impression. The available accommodation comprises the ground and second floors, offering flexible, newly refurbished, open-plan office space with high-quality finishes.

This is an excellent opportunity to occupy modern, high specification office space in a well-connected and prominent location.

FEATURES

- Newly refurbished
- Double-height entrance with brise soleil
- Fully flexible open-plan layout
- Fully accessible raised floors
- VRF air conditioning
- LED lighting
- Male and female WCs on each floor
- 12 parking spaces (ground floor) and 16 parking spaces (second floor)

ENERGY PERFORMANCE

EPC Rating: Category C(70)

AVAILABILITY & TERMS

Both suites are available to let on new leases for a term to be agreed either individually or together.

INSPECTION

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The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.