Davies
01707 274237

Hatfield
Office
TO LET



ATTRACTIVE MODERN FIRST FLOOR OFFICE SUITE
1,581 SQ FT

Rent: £27,500 p.a.

Bridge House
25 Fiddlebridge Lane
Hatfield
Hertfordshire
AL10 0SP

- Fully furnished (if required)
- Shared use of a separate ground floor meeting room
- 10 car parking spaces

Ref O19-3

BRIDGE HOUSE, 25 FIDDLEBRIDGE LANE, HATFIELD, HERTFORDSHIRE, AL10 0SP

LOCATION
The property forms part of a small commercial area conveniently located in Hatfield between the town centre and Galleria both of which are within convenient walking distance.

There is easy road access from Junctions 2, 3 or 4 of the A1(M).

Hatfield occupies a superb strategic location at the centre of the northern section of the M25. It has a direct link to junction 23 at South Mimms and the A414 dual carriageway provides a fast east-west link between the M1 at Hemel Hempstead and the M11 at Harlow.

St Albans and Welwyn Garden City are both close.

ACCOMMODATION
Forming part of a modern two-storey office building, the available accommodation comprises an attractive, open-plan first-floor suite. At one end, it has been partitioned to provide three small private office rooms and is served by a kitchen, gas-fired radiator central heating, and a suspended ceiling with recessed lighting.

There are windows to the front and side, providing good natural light, with shared WCs located on the ground floor.

Features include:

* Perimeter trunking with power and data cabling
* Suspended ceiling with recessed lighting
* 10 allocated car spaces
* Office furniture
* Shared use of a separate ground-floor meeting rooms

FLOOR AREAS (approx. NIA)	Sq Ft
TOTAL	1,581
Car Parking Spaces	10

TERMS
The offices are available to let on a flexible new lease for a term to be agreed.

Rent £27,500 per annum plus VAT.

SERVICE CHARGE
In addition to the rent the tenant will be responsible for the payment of a Service Charge to cover the cost of utilities, communal area cleaning, waste disposal, building insurance and internet broadband.

BUSINESS RATES
Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £35,000.

Rates payable 43.2% for the y/e 31/03/2027.

EPC
C (67)





For further information please contact Davies & Co on 01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.

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