Davies
01707 274237

Hatfield
Office
TO LET



TWO-STOREY COURTYARD STYLE OFFICES
1,604 SQ FT

Rent: £25,000 p.a.

6 Forum Place
Fiddlebridge Lane
Hatfield
Hertfordshire
AL10 0RN

- Central location close to the Town Centre
- Attractive Individual Development
- Onsite parking with additional free 4hr parking adjacent
- Air conditioned first floor
- Self contanied

Ref O56-13

6 FORUM PLACE, FIDDLEBRIDGE LANE, HATFIELD, HERTFORDSHIRE, AL10 0RN

LOCATION
Hatfield is a major business centre in a highly accessible location.

It is on the A1(M) at junctions 2, 3 & 4 and the A414 dual carriageway provides fast east/west link between the M1 at Hemel Hempstead and the M11 at Harlow. The M25 is just 6 miles to the south at Junction 23 (South Mimms).

The focus of major recent development has been Hatfield Business Park including the headquarters offices of BT, the University of Hertfordshire, TK Maxx, Ocado, Booker, Computer Centre, Yodel and Arla Foods.

The property is located close to both Hatfield Town Centre and The Galleria Shopping Centre which together provide an excellent range of services and facilities for staff.

Hatfield mainline station provides a fast electrified service to London Kings Cross (22 minutes approx.).

ACCOMMODATION
Part of an attractive, modern courtyard-style office development close to the town centre.

The development features an appealing architectural design with deep pitched roofs, a covered walkway surrounding a private courtyard, and dedicated on-site parking.

A self-contained office building providing flexible, predominantly open-plan accommodation on ground and first floor. There separate ladies' and gents WC facilities on the ground floor whilst the first floor includes a kitchenette together with an additional WC.

Features include:

* Self-contained characterful building
* Highly accessible location
* Attractive courtyard-style architectural design
* Flexible open-plan accommodation
* Estate car park monitoring system

The demise includes 3 parking spaces, with additional free parking for up to 4 hours available adjacent to the neighbouring swimming pool.

FLOOR AREAS (approx. NIA)	Sq Ft
Ground Floor	827
First Floor	777
TOTAL	1,604

TERMS
Available to let on a new flexible lease. Rent £25,000 per annum plus VAT.

All terms are subject to VAT where applicable.

SERVICE CHARGE
£3,250 p.a. (approx). This covers the parking monitoring system, refuse collection, landscaping, and upkeep and maintenance of the courtyard.

BUSINESS RATES
Please see the Valuation Office Agency Website (www.voa.gov.uk). There are currently separate assessments for the ground and first floor of £17,750 and £14,750 respectively.

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

EPC
E(102)





For further information please contact Davies & Co on 01707 274237

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.