



MODERN AIR CONDITIONED OFFICE FLOOR 3,063 SQ FT

Rent: £55,000 p.a.

Ground Floor
James Taylor House
St. Albans Road East
Hatfield
Hertfordshire
AL10 0HE

- Very Close to Railway Station
- Air-Conditioning / radiators
- Flexible Layout Options
- Close to Amenities
- 8 parking spaces

GROUND FLOOR, JAMES TAYLOR HOUSE, ST. ALBANS ROAD EAST, HATFIELD, HERTFORDSHIRE, AL10 0HE

LOCATION

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 (21 minutes) and also Moorgate with links to the Victoria and Piccadilly lines at Finsbury Park.

ACCOMMODATION

The ground floor of a 1980's build three storey office building.

It has been partitioned down the centre line with offices on each side and is served with a kitchen, meeting room, air conditioning, gas fired radiator central heating and a suspended ceiling with recessed LED lighting.

There are windows to the front and rear which provide good natural light and shared WCs on each floor.

Features include:

- * Attractive modern low maintenance brick construction
- * Air conditioning
- * LED Lighting
- * Tea point / kitchen
- * Flexible layout options

FLOOR AREAS (approx. NIA)	Sq Ft
TOTAL	3,063
Car Parking Spaces	8

TERMS

A new lease for a term to be agreed. Rent £55,000 per annum plus VAT.

SERVICE CHARGE

There is a service charge of £7,700 pa. (2025/26)

The tenant will be charged in addition for their utility consumption.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £59,750

Rates payable approx. 48% for the y/e 31/3/2027.

EPC

TBC



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-1st-edition. 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.

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