Davies Hiller
01707 274237

Old Hatfield
Office
TO LET



ATTRACTIVE FIRST FLOOR OFFICE SUITE
733 SQ FT (NET) APPROX.

Rent: £15,500 p.a.

19-25 Salisbury Square
Old Hatfield
Hertfordshire
AL9 5BT

- Next to Salisbury Square
- Close to Station
- New decorations
- Available February 2027

Ref O9-13

SUITES D/E 19-25 SALISBURY SQUARE, OLD HATFIELD, HERTFORDSHIRE, AL9 5BT

LOCATION
Salisbury Square offers a very attractive office location combining the old ambience of the Old Hatfield area and immediate access to Hatfield station. It is conveniently located for access to the A1(M) (Junctions 2, 3 and 4) and to the adjoining centres of Potters Bar, St Albans and Welwyn Garden City.

The property is prominently located in the centre of Old Hatfield overlooking Salisbury Square.

ACCOMMODATION
The available first-floor accommodation forms part of an attractive, modern office building, providing well-presented and stylish accommodation.

The accommodation benefits from the following features:

* New decorations following expiry of the current lease.
* Suspended ceilings with recessed Category II lighting
* Two private office rooms
* Door entry phone system
* Kitchen / tea point
* Shared ladies' and gents' WCs located on the ground floor

There are no allocated parking spaces included with the accommodation. However, short-term parking is available immediately outside the building, with all-day public parking available within a short walking distance.

FLOOR AREAS (approx. NIA)	Sq Ft
TOTAL	733

TERMS
Available to let on a new flexible lease for a term to be agreed from end February 2027.

Rent £15,500 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 heating, lighting, power, office and communal area cleaning, window cleaning, waste disposal and building insurance.

BUSINESS RATES
Please see the Valuation Office Agency website (www.voa.gov.uk). There are currently 2 separate assessments of £10,750 and £4,900.

Rates payable approx. 43.2% for the y/e 31/3/2027. However, the respective occupiers may be eligible for Small Business Rate Relief, subject to meeting the relevant qualifying criteria.

EPC
E(116)





For further information / viewing please contact Davies Hiller 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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