

17 THE BROADWAY OLD HATFIELD

AL9 5HZ

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Character Offices To Let | 1,054 Sq.ft

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Office Space

TO LET

KEY DETAILS

- 200m to Hatfield Railway Station
- Kitchen
- Private WC
- Gas central heating
- Hatfield House, Park and Gardens close-by

LOCATION

The building is conveniently located in the heart of Hatfield Old Town close to the main entrance to Hatfield Park & Gardens. Hatfield Railway Station is only a little over 500m away, from where there are frequent services to Kings Cross St Pancras.

Hatfield is well located being situated between Junctions 2 and 4 of the A1(M),with the M25 just 5 miles to the south at Junction 23. London Luton Airport is within 20 miles of the property and Stansted Airport within 28 miles.

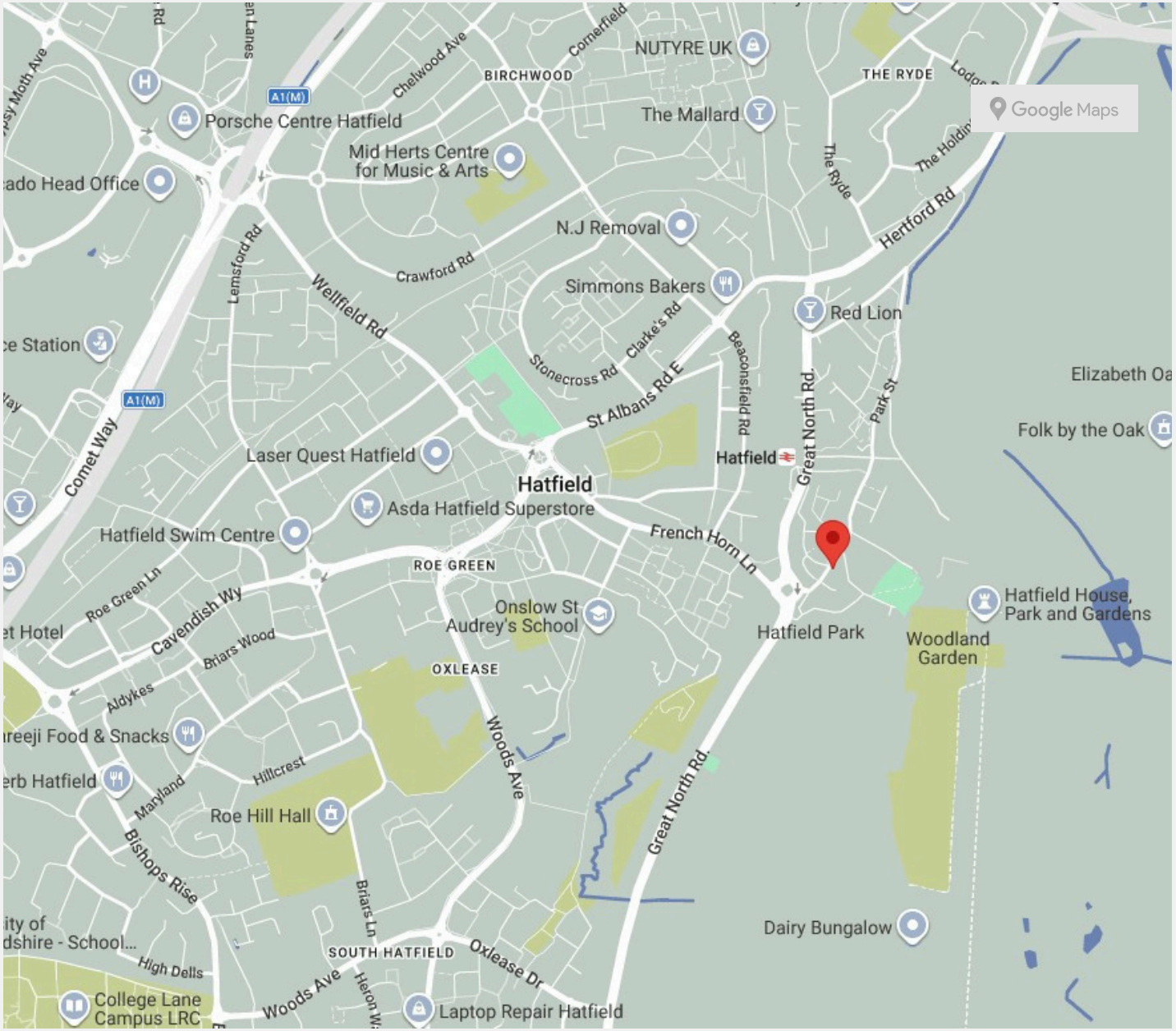
The property is also a very short stroll from Salisbury Square a comprehensive development that features adaptable commercial, retail and hospitality spaces alongside stylish apartments, with public realm space that hosts various events throughout the year.





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ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	97.90	1,054

This floor area is approximate and has been calculated on a net internal basis.

DESCRIPTION

The offices are situated at second floor level and present well, offering light and airy space. The space is arranged as two private offices/meeting rooms with a kitchen adjacent, together with an open plan office featuring attractive exposed beams.

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TENURE

A new lease is offered direct from the Landlord for a flexible term by negotiation.

RENT

£18,000 per annum exclusive.

EPC

The property has an EPC rating of E(115) Details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £15,250.

The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Welwyn Hatfield Borough Council - 01707 357000

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

JULY 2026

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