

1A THE BROADWAY OLD HATFIELD

AL9 5BG

bf.

brasierfreeth.com

Character offices to let 160sqft - 1,130 Sq.ft

1A THE BROADWAY OLD HATFIELD

AL9 5BG

KEY DETAILS

- Character Offices
- Excellent natural light
- High-ceilings
- 5 minutes walk to Hatfield Station

DESCRIPTION

The accommodation, which is wholly self-contained, comprises offices on the ground and first floors with direct street access from The Broadway. It forms part of a highly prominent and attractive building with huge character.

The space is arranged in a cellular fashion with all the offices having excellent natural light together with ladies and gents WC's and a kitchen.

ACCOMMODATION

First Floor	*Size Sq.m*	*Size Sq.ft*
1	31.77	342
2	21.27	229

Ground Floor	*Size Sq.m*	*Size Sq.ft*
3	20.16	217
4	17.00	183
5	14.86	160
TOTAL	**105.06**	**1,131**

These floor areas are approximate and have been calculated on a net internal basis.



1A THE BROADWAY OLD HATFIELD

AL9 5BG

Office Space

TO LET

LOCATION

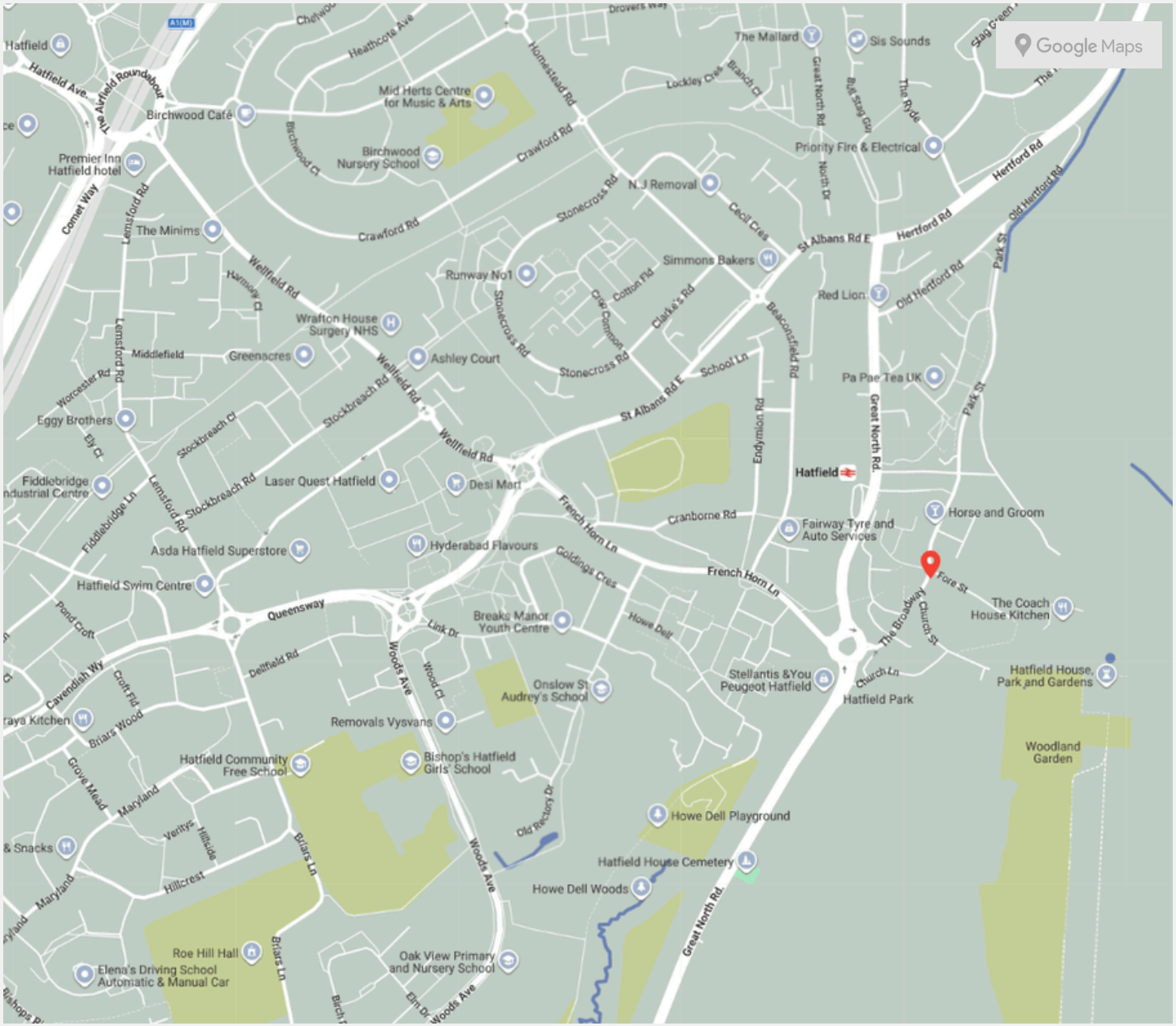
The building is conveniently located in the heart of Old Hatfield close to the main entrance to Hatfield Park & Gardens. Hatfield Railway Station is only a little over 500m away, from where there are frequent services to Kings Cross St Pancras.

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.

TRANSPORT

- Hatfield Station - 500m
- M25 (Junction 23) - 5 miles
- Luton Airport - 20 miles
- Stansted Airport - 28 miles



///logs.indeed.appear

brasierfreeth.com

1A THE BROADWAY OLD HATFIELD

AL9 5BG

Office Space

TO LET

RENT

First floor offices

1 - £8,550 per annum exclusive

2 - £5,725 per annum exclusive

Ground floor offices

3 - £5,425 per annum exclusive

4 - £4,575 per annum exclusive

5 - £4,000 per annum exclusive

Quoted rents are inclusive of gas and electricity costs.

TERMS

The offices are available individually or in combination on new leases/s for lengths of term by negotiation.

EPC

E-105. Further details upon request.

BUSINESS RATES

Subject to reassessment, with small businesses likely to benefit from 100% relief.

LEGAL COSTS

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







CONTACT

GET IN TOUCH

Graham Ricketts

07841 235185

graham.ricketts@brasierfreeth.com

Marc Adler

07889 443713

marc.adler@brasierfreeth.com

Brasier Freeth

enquiries@brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises.