

15-17 THE BROADWAY OLD HATFIELD

AL9 5HZ

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brasierfreeth.com

Character Offices in Prominent Building. Third Floor - To Let - 515 Sq.ft

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KEY DETAILS

- Newly decorated and carpeted
- Excellent natural light
- Own WC
- Kitchen
- Hatfield Station 500m

DESCRIPTION

The accommodation comprises the third (top) floor with street access from The Broadway and 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 a single private WC and kitchen.

ACCOMMODATION

Third Floor	*Size Sq.m*	*Size Sq.ft*
Office	*47.80*	*515*

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

AMENITIES

Excellent Natural Light	*WCs*	*Kitchen*	*Hatfield Station 500m*







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LOCATION

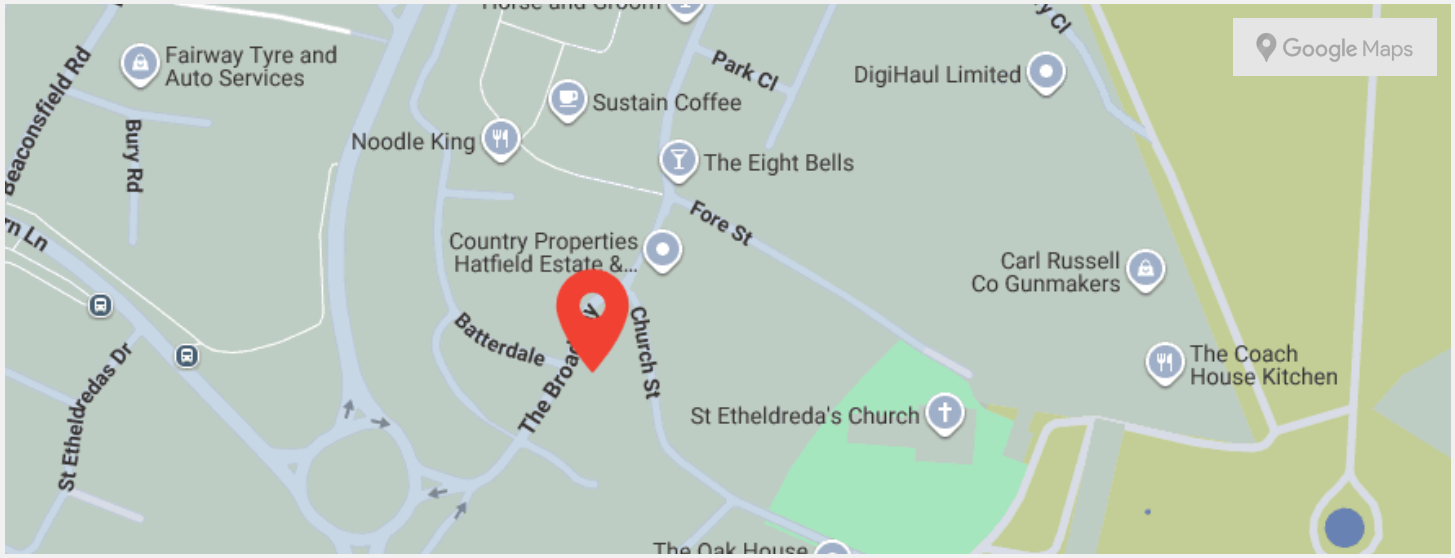
The building is conveniently located in the heart of Hatfield Old Town close to the main entrance to Hatfield Park & Gardens. Hatfield Railway Station is only a little over 500m away, from where there are frequent services to Kings Cross St Pancras.

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. The A414 dual carriageway also provides a fast east to west link between the M1 at Hemel Hempstead and the M11 at Harlow. 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 - 500 m
- Junction 23, M25 - 5 miles
- Luton Aiport - 20 miles
- Stansted Aiport - 28 miles





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TERMS

The offices are offered to let on a new lease direct from the owner for a term by negotiation.

RENT

£7,500 per annum exclusive.

EPC

The property has an EPC rating of E 124. Details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £5,200. 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

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