18 & 19 FIDDLEBRIDGE INDUSTRIAL CENTRE HATFIELD

AL10 0DE

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Industrial Workshop - To Let - 824 Sq.ft

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Industrial Workshop Unit

TO LET

KEY DETAILS

- A1(M) - 1.5 miles
- Mix of workshop & office space
- 3 phase power supply
- Short walk from Hatfield town centre
- 1 mile from Hatfield station
- Communal parking
- Internal repair and decorating lease

DESCRIPTION

The premises comprise adjacent and intercommunicating single storey workshop units, with Unit 19 having been upgraded to an office standard. This fit-out can be readily removed and the unit reinstated. The warehouse space has a minimum eaves height of 3.38m rising to 4.64m at the rear.

The unit benefits from 3 phase power supply and a WC.

AMENITIES

Industrial	Workshop	Storage Space	3 Phase Power
WC	Communal Parking	Good Transport Links	Town Centre Amenities

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ACCOMMODATION

Floor	*Size Sq. ft*	*Size Sq.m*
Workshop	824	76.55

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

LOCATION

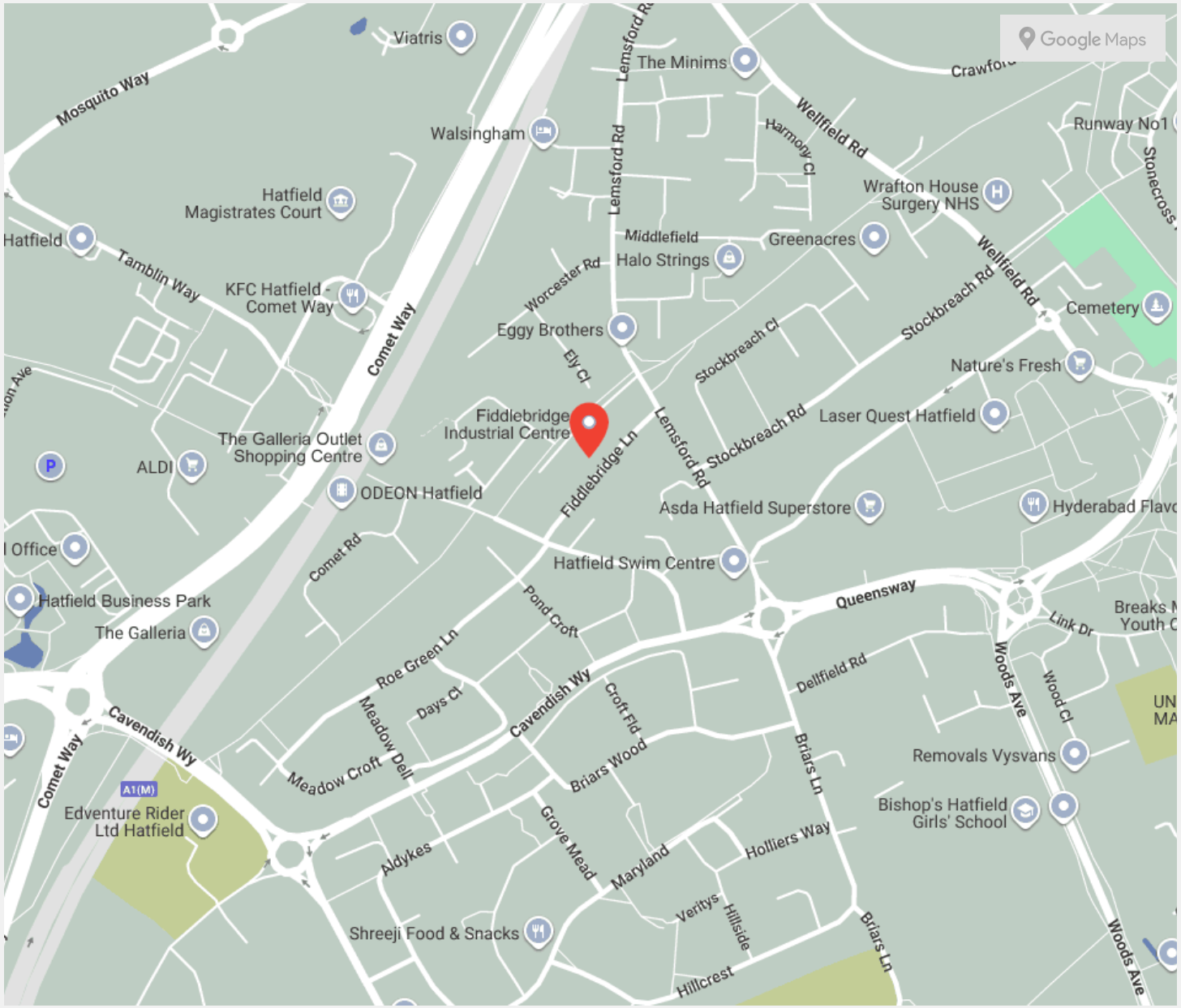
The units are situated on the established Fiddlbridge Industrial Centre, west of Hatfield town centre a few minutes' drive from the A1(M), which is less than 1.5 miles away.

Hatfield lies some 22 miles north of Central London, adjoining the A1(M), just 6 miles north of the M25 (J23).

Hatfield train station is 1 mile to the east and provides frequent services to London King's Cross with a fastest journey time of 25 minutes.

TRANSPORT

- A1(M) - 1.5 miles
- Hatfield Train Station - 1 mile
- Hatfield Town Centre - 10 minute walk



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TERMS

The units are offered in combination on a new lease for terms by negotiation.

RENT

£18,000 per annum exclusive.

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 357026.

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

EPC

The property has an EPC rating of D 93. Details available upon request.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

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