

2 The Beacons Hatfield AL10 8RS

Next to Hatfield Station (Kings Cross/St Pancreas 23 minutes)

To Let

Davies & Co
Chartered Surveyors
Amberley
33-35 Wellfield Road
Hatfield
Herts, AL10 0BY

Tel: 01707 274 237
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Superb contemporary style fitted first floor offices complete with boardroom, kitchen/break out area and 28 Workstations

2,188 Sq Ft (Net) Approx.

- 28 desk positions
- 10 seat boardroom
- 8 seat kitchen/break out area
- Air conditioning
- LED lighting
- Exposed ceiling details
- New carpeting and decorations
- Raised floors
- 9 parking spaces



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First Floor, 2 The Beacons Beaconsfield Road, Hatfield AL10 8RS

HATFIELD

Hatfield occupies a nodal position in the transport network north of the M25.

It is approximately 6 miles north of the M25 at Junction 23 (South Mimms) and in addition, the A414 dual carriageway provides a fast-alternative east west link between the M1 at Hemel Hempstead and the M11 at Harlow.

The adjoining towns of St Albans, Harpenden, Welwyn Garden City, Hertford, Potters Bar and Borehamwood all easily accessible.

Train services from Hatfield to London Kings Cross / St Pancras are every 15 minutes with a fastest travel time of approximately 23 minutes. There are Piccadilly and Victoria line connections at Finsbury Park.

Hatfield Business Park has become a major commercial centre including headquarters occupiers by BT, Eisai, Affinity Water, Booker, Computacenter and Ocado. The University of Hatfield is the major employer in town.

DESCRIPTION

Part of an attractive modern two-storey detached campus style office building standing in a small courtyard development next to Hatfield station.

The development is part of a cluster of office buildings in the old town area.

The building is of brick construction with full glazing providing excellent natural lighting.

The first-floor office has been superbly finished and fitted out in a high-quality contemporary style.

FIT OUT

- 10 seat boardroom
- Impressive kitchen / break out area
- 28 workstations
- Telecom connections are available

The specification provides:

- Feature exposed ceiling details
- Air conditioning
- LED lighting
- New carpeting and decorations
- Raised access floor.
- Excellent location adjoining Hatfield station.

APPROX. (NET INTERNAL) FLOOR AREA

2,188 Sq Ft

CAR PARKING

There are 9 allocated car spaces with roadside car parking immediately adjoining.

TERMS

Available to let on a new flexible lease for a term to be agreed. Rent £57,985 per annum.

In addition to the rent the occupier will also be responsible for the payment of a normal building service charge and landlord's third-party liability insurance. Details on request.

All terms are subject to VAT where applicable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £31,500. Annual payable 49.9% for the y/e 31/03/2023.

AVAILABILITY

Immediate following completion of legal formalities.

INSPECTION

For further information please email Mike Davies (m.davies@davies.uk.com) or Daniel Hiller (d.hiller@davies.uk.com) or telephone 01707 274237.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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-1st-edition.

Energy Performance Certificate: Category C (63).

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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