



The **Beacons**
HATFIELD
AL10 8RS

TO LET
HIGH QUALITY,
CONTEMPORARY FINISHED
& FITTED OUT OFFICE SPACE.
ADJACENT TO
MAINLINE STATION.

Unit 2
2,188 sq ft





FULLY FITTED OUT OFFICE SPACE.

Unit 2 The Beacons forms part of an attractive modern campus style development standing in a small office courtyard which has been comprehensively refurbished by the landlord. The first floor of Building 2 has been finished and fitted out in a high-quality contemporary style served with an impressive kitchen break out area, private meeting rooms and office furniture.

UNIT 2

First Floor

2,188 Sq Ft

Approx. [Net] internal floor areas



8 seat boardroom



Impressive kitchen / break out area



Fan-coil air conditioning



Suspended LED lighting



Up to 26 workstations



High quality carpeting and decorations



Telecom connections are available



Feature exposed ceiling details



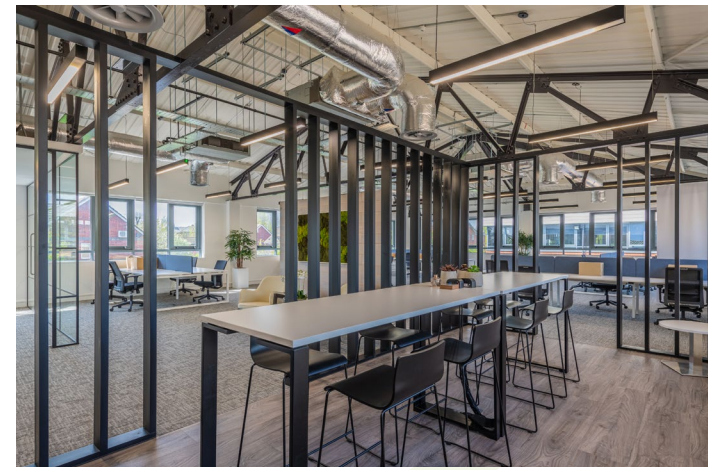
Raised access floor

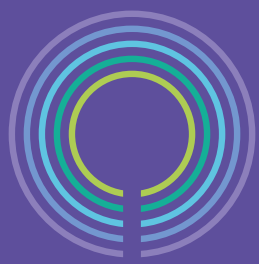


EPC B (29)



Up to 9 allocated parking spaces





ADJACENT TO MAINLINE STATION.

Hatfield occupies a nodal position in the transport network north of the M25, the development is next to Hatfield Railway Station which is a 5 minute walk.

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 occupied by Eisai, Affinity Water, Booker, Computacenter and Ocado. The University of Hatfield is the major employer in the town.



6 miles north of the M25 J23



Located in the heart of the old town



5 minute walk Hatfield Train Station



Train services to London Kings Cross / St Pancras every 15 minutes



Surrounded by a wealth of amenities



Next to Pump Gym



2 hrs 43 mins to Birmingham



59 mins to Cambridge



5 mins to Hatfield Train Station



19 mins to Finsbury Park



43 mins to London Waterloo



1 hr 6 mins to Peterborough



16 mins to Stevenage



6 mins to Potters Bar



26 mins to London King's Cross





The Beacons

HATFIELD

TERMS

Available to let on a new lease for a term to be agreed. Rent - £57,985 p.a.

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

All terms are subject to VAT where applicable.

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.

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.

VIEWING

Strictly by appointment through sole agents:

davies.uk.com

Davies

01707 274237

- Daniel Hiller**
d.hiller@davies.uk.com
- Clay Davies**
c.davies@davies.uk.com
- Mike Davies**
m.davies@davies.uk.com

