



ATTRACTIVE MODERN FIRST FLOOR OFFICE SUITE 1,581 SQ FT

Rent: £27,500 p.a.

Bridge House
25 Fiddlebridge Lane
Hatfield
Hertfordshire
AL10 0SP

- Flexible lease arrangements
- Fully furnished (if required)
- Shared use of a separate ground floor meeting room
- 10 car parking spaces

BRIDGE HOUSE, 25 FIDDLEBRIDGE LANE, HATFIELD, HERTFORDSHIRE, AL10 0SP

LOCATION

The property forms part of a small commercial area conveniently located in Hatfield between the town centre and Galleria both of which are within convenient walking distance.

There is easy road access from Junctions 2, 3 or 4 of the A1(M).

Hatfield occupies a superb strategic location at the centre of the northern section of the M25. It has a direct link to junction 23 at South Mimms and the A414 dual carriageway provides a fast east-west link between the M1 at Hemel Hempstead and the M11 at Harlow.

St Albans and Welwyn Garden City are both close.

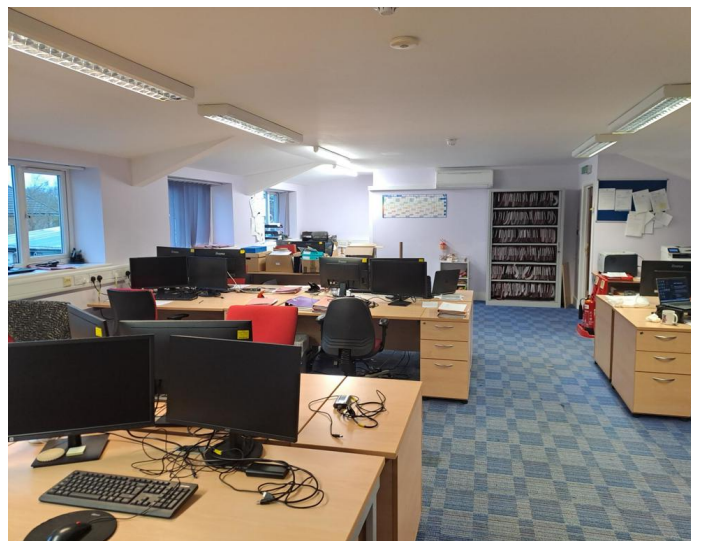
ACCOMMODATION

Forming part of a modern two-storey office building, the available accommodation comprises an attractive, open-plan first-floor suite. At one end, it has been partitioned to provide three small private office rooms and is served by a kitchen, gas-fired radiator central heating, and a suspended ceiling with recessed lighting.

There are windows to the front and side, providing good natural light, with shared WCs located on the ground floor.

Features include:

- * Perimeter trunking with power and data cabling
- * Suspended ceiling with recessed lighting
- * 10 allocated car spaces
- * Office furniture
- * Shared use of a separate ground-floor meeting room



FLOOR AREAS (approx. NIA)

Sq Ft

TOTAL 1,581

Car Parking Spaces 10

TERMS

The offices are available to let on a flexible new lease for a term to be agreed from 1 July 2026.

Rent £27,500 per annum plus VAT.

SERVICE CHARGE

In addition to the rent the tenant will be responsible for the payment of a Service Charge to cover the cost of utilities, communal area cleaning, waste disposal, building insurance and internet broadband.

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £35,000.

Rates payable 43.2% for the y/e 31/03/2027.

EPC

C (67)

For further information please contact Davies & Co on 01707 274237

Daniel Hiller d.hiller@davies.uk.com

Clay Davies c.davies@davies.uk.com

Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. 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. 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.

Davies
01707 274237