



THE DEVELOPMENT IS PART OF A CLUSTER OF OFFICE BUILDINGS IN THE OLD TOWN AREA.
THE BUILDINGS ARE OF BRICK CONSTRUCTION WITH FULL GLAZING PROVIDING EXCELLENT
NATURAL LIGHTING.

THERE ARE ALLOCATED CAR SPACES FOR EACH BUILDING WITH ROADSIDE CAR PARKING
IMMEDIATELY ADJOINING.

2,188 SQ FT

Rent: £57,985 p.a.

FF 2 The Beacons
Hatfield
Hertfordshire
AL10 8RS

FF 2 THE BEACONS, HATFIELD, HERTFORDSHIRE, AL10 8RS

Location

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.

Accommodation

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
Raised access floor.
Excellent location adjoining Hatfield station.

Floor Area Approx.	Sq Ft
TOTAL	2,188
Car Parking Spaces	9

Tenure

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.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £44,000.

Rates payable 49.9% for the y/e 31/03/2025,

Other Information

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 B (29).



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.