



**A SMALL SECOND FLOOR OFFICE SUITE CLOSE TO
HATFIELD STATION
313 SQ FT**

Rent: £6,417 p.a.

Andre House (Suite B1)
19-25 Salisbury Square
Hatfield
Hertfordshire
AL9 5BT

- New Carpets and decorations
- Suspended ceiling with recessed lighting
- New Air Conditioning
- Kitchen / Tea point area

ANDRE HOUSE (SUITE B1), 19-25 SALISBURY SQUARE, HATFIELD, HERTFORDSHIRE, AL9 5BT

Location

Salisbury Square offers a very attractive office location combining the old ambience of the Old Hatfield area and immediate access to Hatfield station. It is conveniently located for access to the A1(M) (Junctions 2, 3 and 4) and to the adjoining centres of Potters Bar, St Albans and Welwyn Garden City.

The property is prominently located in the centre of Old Hatfield overlooking Salisbury Square.

Tenure

Available to let on new flexible lease for a term to be agreed.
Rent: £6,416 p.a.

VAT is payable on the rent and service charge.

Service Charge

In addition to the rent the tenant will be responsible for the payment of a Service Charge to cover the cost of heating, lighting, power, office and communal area cleaning, window cleaning, waste disposal and building insurance.

The current cost is £4,600 per annum which is reviewed annually.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £5,700.

No rates are payable under the current small business relief threshold for single property

Legal Costs

Each party to cover their own legal costs.

Accommodation

The available suite is located on the second floor and forms part of an attractive modern office building providing well-presented stylish accommodation. It is provided with the following features:

- New Carpeting and decorations
- Suspended ceiling with recessed lighting
- Door entry phone
- Kitchen / Tea point area
- Air conditioning

There are shared male and female toilets on the ground floor.

Floor Areas (approx. NIA)	Sq Ft
Suite B1	313
TOTAL	313

Other Information

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



Strictly by prior appointment with Davies & Co on 01707 274237.

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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.