



## TWO SMALL OFFICE SUITES CLOSE TO HATFIELD STATION 313 - 431 SQ FT

**Rent: £6,416 - £8,835 p.a.**

Andre House (Suites B1&G)  
19-25 Salisbury Square  
Hatfield  
Hertfordshire  
AL9 5BT

- New Carpets and decorations
- Suspended ceiling with recessed lighting
- New Air Conditioning

# ANDRE HOUSE (SUITES B1&G), 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.

## Accommodation

Two small office suites that form part of an attractive modern office building providing well-presented stylish accommodation.

Suite G (431 sq ft) is located on the first floor whilst suite B1 (313 sq ft) is on the second floor.

Each office provided with the following features:

- New Carpeting and decorations
- Suspended ceiling with recessed lighting
- Door entry phone
- Air conditioning

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

Floor Areas (approx. NIA)		Sq Ft
Suite G	1st Floor	431
Suite B1	2nd Floor	313

## Tenure

Each suite is available to let on new flexible lease for a term to be agreed. Rent: £8,835 (Suite G). £6,416 p.a. (Suite B1)

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 annual cost is equivalent to £14.70 per sq ft which is reviewed annually.

## Business Rates

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £6,600 and £5,700 for suites G and B1 respectively.

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

## Legal Costs

Each party to cover their own legal costs.

## EPC

Energy Performance Certificate - E (116)

## 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](http://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.