



TOP QUALITY GROUND FLOOR OFFICE SUITE 2,747 SQ FT

Rent: £75,500 p.a.

85 Great North Road
Hatfield
AL9 5DA

- Close to Hatfield station
- High quality specification
- Air-conditioning
- 12 car parking spaces
- Very prominent location

85 GREAT NORTH ROAD, HATFIELD, AL9 5DA

Location

Hatfield occupies a highly accessible location at the centre of the north sector of the M25. It is located on the A1(M) between Junctions 2 and 4. In addition the A414 dual carriageway provides fast east west connections to the M1 at Hemel Hempstead and the M11 at Harlow.

Hatfield station, a short distance from the property, provides a fast electrified service to London King's Cross / St Pancras (21 minutes) and also Moorgate with links to the Victoria and Piccadilly lines at Finsbury Park.

Accommodation

A fully specified Grade A office building in an extremely prominent location just a short walk from Hatfield station.

The property has an impressive double height entrance area with attractive brick elevations and feature glazed sections.

The available accommodation comprises the entire ground floor which provides flexible open plan space and the following features:

- * Double height entrance with brise soleil
- * Fully flexible open plan space
- * Fully accessible raised floors
- * VRF air conditioning
- * LED lighting
- * Male and female toilets

12 car parking spaces included with the demise.

Floor Areas (approx.)	Sq Ft
Ground Floor	2,747
TOTAL	2,747

Tenure

Available Q3 2025 on a new lease for a term to be agreed. Rent £75,500 per annum.

Rent and other property outgoings are subject to VAT where applicable.

Business Rates

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £56,000.

Rates payable 55.5% for the y/e 31/03/2026.

Legal Costs

Each party is responsible for their own legal costs.

Other Information

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

Energy Performance Certificate C(66)



For further information please contact 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.