



SERVICED OFFICE CENTRE OPPOSITE HATFIELD STATION
105 - 295 SQ FT

**Rent: £550.00 - £1,400.00 per
calendar month**

**Great North Business Centre
82 Great North Road
Hatfield
Hertfordshire
AL9 5BL**

- Communal kitchen / breakout area
- Flexible all-inclusive lease terms available
- Fully furnished
- On site parking
- Excellent location

GREAT NORTH BUSINESS CENTRE, 82 GREAT NORTH ROAD, HATFIELD, HERTFORDSHIRE, AL9 5BL

LOCATION

Hatfield occupies a highly accessible location at the centre of the north sector of the M25. It is located at the intersection of the A1(M) and the A414 dual carriageway which provides fast east west communications to Hemel Hempstead and the M1 and Harlow and the M11.

Hatfield main line station, a short distance from the property, provides a fast electrified service to London King's Cross and Moorgate.

ACCOMMODATION

Great North Business Centre is a large self-contained period building serviced office centre with a prominent frontage.

The accommodation provides a range of attractive rooms from 110 - 264 sq ft (2-6 persons) at ground, first and second floor level and in a separate annexe.

Terms are inclusive of the following;

- * Utilities (fair usage policy applies)
- * Furniture (existing furniture available, or you can bring your own)
- * Car parking (one slot included on a first-come, first-served basis)
- * High-speed broadband (100/100 leased line)
- * Fire alarm managed by our team (business contents insurance recommended)
- * CCTV (covering all ground floor windows and one camera on the first floor)
- * Motion/sensor detectors
- * Free tea/coffee
- * Ability to bring in your own telephone number
- * 24/7 access

FLOOR AREAS (approx. NIA)

| | Sq Ft |
|--------------|------------|
| GF Room 6 | 295 |
| FF Room 12 | 111 |
| FF Room 12A | 105 |
| FF Room 14 | 124 |
| FF Room 14A | 157 |
| TOTAL | 295 |

TERMS

Contract Terms: Minimum 6 months (subject to office size); long-term leases available (2 years+)

Main Building

Ground Floor

Room 6 - Suitable for 6-7 desks (Approx. 295 sq. ft.)

Rent: From £1400 + VAT per month

First Floor

Room 12 - Suitable for 2-3 desks (Approx. 111 sq. ft.)

Rent: From £630 + VAT per month

Room 12A - Suitable for 1-2 desks (Approx. 105 sq. ft.)

Rent: From £550 + VAT per month

Room 14 - Suitable for 2-3 desks (Approx. 124 sq. ft.)

Rent: From £650 + VAT per month

Room 14A - Suitable for 3-4 desks (Approx. 157 sq. ft.)

Rent: From £750 + VAT per month

OTHER INFORMATION

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



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.

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