



VERSATILE BUSINESS UNIT WITH SIDE-COMPOUND AREA 350 SQ FT

Rent: £12,995 p.a.

8 Bury Road
Hatfield
Hertfordshire
AL10 8BJ

- Suitable for office, showroom display or light assembly use.
- Newly refurbished
- Newly fitted kitchen and WC
- Contemporary LED lighting throughout
- Newly installed air conditioning system
- Next to Hatfield Station

8 BURY ROAD, HATFIELD, HERTFORDSHIRE, AL10 8BJ

Location

Hatfield occupies a nodal position in the transport network north of the M25. The adjoining towns of St Albans, Harpenden, Welwyn Garden City, Hertford, Potters Bar and Borehamwood all easily accessible.

It is on the A1(M) between Junctions 3 and 4 approximately 6 miles north of the M25 at Junction 23 (South Mimms). The A414 dual carriageway provides a fast-alternative east west link between the M1 at Hemel Hempstead and the M11 at Harlow.

Train services from Hatfield to London Kings Cross / St Pancras / Moorgate are every 15 minutes with a fastest travel time of approximately 23 minutes. There are Piccadilly and Victoria line connections at Finsbury Park (second stop).

The property is located in a small and very centrally located business area accessed off Beaconsfield Road immediately next to Hatfield station, providing highly convenient public transport links. It's easily accessible to all the amenities of the town and main trunk road connections.

Accommodation

A newly refurbished versatile ground floor business unit with a side compound, finished to a modern office standard but equally suitable for a range of alternative uses, including showroom display or light assembly.

Key Features include the following:

- * Fully self-contained ground floor unit
- * Newly fitted kitchen and WC
- * New windows and personnel doors
- * Perimeter dado trunking and fully IT-enabled, ready for immediate connectivity
- * Contemporary LED lighting throughout
- * Newly installed air conditioning system
- * Small side yard (ideal for private parking or external storage)
- * 2 allocated parking spaces
- * Excellent location near Hatfield Station
- * Quiet yet accessible setting with strong transport connections

This versatile unit would suit a variety of occupiers seeking well-appointed, flexible space in a convenient and established commercial location.

| Floor Areas (approx. GIA) | Sq Ft |
|---------------------------|------------|
| Ground Floor | 350 |
| TOTAL | 350 |

Tenure

Available for immediate occupation, on a new lease, for a term to be agreed. Rent £12,995 per annum.

No VAT is payable on the rent.

Service Charge

None

Business Rates

The property is to be independently assessed for business rates but is expected to fall below the threshold for payment, subject to eligibility for small business rate relief for single-property occupiers.

Legal Costs

Each party is responsible for their own legal costs.

EPC

C(75)



For further information please contact Davies & Co on
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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.