



**GROUND FLOOR OFFICE SUITE**  
**440 SQ FT**

**Rent: £9,500 p.a.**

**Bishops Court (Suite 1)**  
**17A The Broadway**  
**Hatfield**  
**Hertfordshire**  
**AL9 5HZ**

- Modern Construction (1980's) but with character appearance
- Prominent position leading into Old Hatfield
- Allocated parking

# BISHOPS COURT (SUITE 1), 17A THE BROADWAY, HATFIELD, HERTFORDSHIRE, AL9 5HZ

## LOCATION

Located in the heart of the Old Hatfield Conservation area with coffee shops, pubs, delis and wellbeing providers all within a short walk of the offices.

A major regeneration project has commenced at Sailsbury Square which will greatly improve the public realm amenity of the area.

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

Hatfield is well located being situated between Junctions 2 and 4 of the A1(M). The M25 is just 5 miles to the south at Junction 23. The A414 dual carriageway also provides a fast east to west link between the M1 at Hemel Hempstead and the M11 at Harlow.

London Luton Airport is within 20 miles of the property and Stansted Airport within 28 miles.

## ACCOMMODATION

Accessed via an impressive and deep entrance / reception area, the available accommodation comprises a flexible open-plan ground floor office suite featuring a prominent bay window to the front and an interlinking private office/meeting room to the rear.

The suite forms part of an attractive neo-Georgian style four-storey building, constructed in 1985 of conventional brick and tiled elevations.

The property benefits from the following features:

- \* Newly installed tea point
- \* Gas-fired radiator central heating
- \* Door entry system
- \* LED lighting
- \* Data and electrical points

There is one designated parking space at the rear. In addition, there is short-term parking immediately outside the building and unrestricted all-day parking available within a short walking distance.

The property is privately owned, with the landlord occupying the entire first floor.

## TERMS

The offices are available to let on a new lease for a term to be agreed. Rental £9,500 per annum.

In addition to the rent the occupier will also be responsible for the payment of a building service charge and landlord's third-party liability insurance.

All terms are subject to VAT where applicable.

## BUSINESS RATES

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £9,600.

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



## FLOOR AREAS (approx. NIA)

Sq Ft

**TOTAL** 440

Car Parking Spaces 1

For further information please contact Davies & Co on  
01707 274237

**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.

**Davies**  
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