



GROUND AND SECOND FLOOR OFFICE SUITES 2,747 - 6,633 SQ FT

Rent: £75,500 - £182,365 p.a.

Prospect House
85 Great North Road
Hatfield
AL9 5DA

- Close to Hatfield station
- High quality specification
- Air-conditioning
- Excellent car parking provisions
- Very prominent location

PROSPECT HOUSE, 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, prominently situated just a short walk from Hatfield Station.

The property features an impressive double-height entrance with attractive brick elevations and feature glazed sections, creating a striking first impression.

The available accommodation comprises the ground and second floors, offering flexible, open-plan office space with high-quality finishes and the following key features:

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

Parking:

12 spaces demised to the ground floor
21 spaces demised to the first floor

This is an excellent opportunity to occupy modern, high-specification office space in a well-connected and prominent location.

Floor Areas (approx. NIA)	Sq Ft
Ground Floor	2,747
Second Floor	3,886
TOTAL	6,633

Tenure

Both suites are available to let on new leases for a term to be agreed either individually or together.

Rent: Ground Floor: £75,500 p.a. First Floor: £106,865 p.a.

Note: Rent and all 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 (GF). The second floor is to be independently assessed.

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

EPC

C (70)



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.