



MODERN INDIVIDUAL OFFICE PREMISES
2,578 SQ FT

Price: £650,000 + VAT

Bridge House
25 Fiddlebridge Lane
Hatfield
Hertfordshire
AL10 0SP

- Close walking distance to Town Centre and Galleria
- 12 car parking spaces
- Part furnished (if required)
- Sub-letting potential

BRIDGE HOUSE, 25 FIDDLEBRIDGE LANE, HATFIELD, HERTFORDSHIRE, AL10 0SP

LOCATION

The property forms part of a small commercial area conveniently located in Hatfield between the town centre and Galleria both of which are within convenient walking distance.

There is easy road access from Junctions 2, 3 or 4 of the A1(M).

Hatfield occupies a superb strategic location at the centre of the northern section of the M25. It has a direct link to junction 23 at South Mimms and the A414 dual carriageway provides a fast east-west link between the M1 at Hemel Hempstead and the M11 at Harlow.

St Albans and Welwyn Garden City are both close.

ACCOMMODATION

A modern two-storey office building comprising three partitioned ground-floor meeting/office rooms together with a larger open-plan office. The first floor provides an attractive open-plan office suite, currently partitioned to create three smaller private offices, together with a kitchen.

The accommodation benefits from gas-fired radiator central heating, Cat II lighting and good natural light from windows to the front and side elevations. WCs are located on the ground floor, with two staircases providing access to the first floor.

Features include:

- * Perimeter trunking with power and data cabling
- * Suspended ceilings with recessed lighting
- * Gas-fired radiator central heating
- * Kitchen facilities
- * Two staircases serving the first floor
- * Good natural light
- * 12 allocated car parking spaces

FLOOR AREAS (approx. NIA)	Sq Ft
Ground Floor	997
First Floor	1,581
TOTAL	2,578
Car Parking Spaces	12

TERMS

Available for sale freehold with vacant possession.

Price £650,000 plus VAT.

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). There are currently 3 separate assessments of £5,700, £11,250 and £35,000.

Rates payable 43.2% for the y/e 31/03/2027.

EPC

C (67)



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.

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