

6-8 Bury Road
Hatfield AL10 8BJ

For Sale Freehold

Unusual opportunity to acquire a small business unit

968 Sq Ft (GIA) Approx

- Very convenient location close to station.
- No VAT
- 6 parking spaces



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6-8 Bury Road, Hatfield, AL10 8BJ

HATFIELD

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).

Hatfield Business Park has become a major commercial centre including headquarters occupiers BT, Eisai, Affinity Water, Booker, Computacenter and Ocado. The University of Hertfordshire is the major employer in town.

LOCATION

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 single storey brick-built building currently arranged in 2 areas internally with 2 WCs, a kitchen and windows on 3 sides.

There is parking for 2 cars on the forecourt and a small gated yard area on one side.

There are also 4 parking spaces included within the estate area behind the property.

The property is in need of some refurbishment inside but provides flexible space for office, light industrial, service or storage use.

APPROX. (GROSS INTERNAL) FLOOR AREA

968 Sq Ft.

TERMS

The property is available for sale freehold with vacant possession. Price £250,000.

VAT

Not payable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £10,250.

No rates are currently payable if the occupier does not occupy other premises.

AVAILABILITY

Immediately upon completion of legal formalities.

INSPECTION

For further information please contact Daniel Hiller (d.hiller@davies.uk.com) or Clay Davies (c.davies@davies.uk.com) or telephone 01707 274237.

NOTES:

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

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

Energy Performance Certificate: Category G (117)

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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