

# 19 Fiddlebridge Lane Hatfield, AL10 0SP

## To Let

Self-Contained Single Storey Office / Studio / Service Unit

**923 Sq Ft (Net) Approx.**

Easy access to Town Centre and A1(M)



D8849  
I11-6 & O74-7

# 19 Fiddlebridge Lane, Hatfield, AL10 0SP

## HATFIELD

Hatfield is a major business centre in a highly accessible location.

It is connected to the A1(M) via junctions 2, 3 & 4 and the A414 dual carriageway provides fast east/west link between the M1 at Hemel Hempstead and the M11 at Harlow. The M25 is just 6 miles to the south at Junction 23 (South Mimms).

The focus of major recent development has been Hatfield Business Park including the headquarters offices of BT, the University of Hertfordshire, TK Maxx, Ocado, Booker, Computer Centre, Yodel and Arla Foods.

Hatfield mainline station provides a fast-electrified service to London Kings Cross (22 minutes approx.).

## LOCATION

This is a small commercial road located between Lemsford Road and St Albans Road West between the Galleria and Town Centre. It is conveniently located close to both.

## DESCRIPTION

A single storey office fronting directly onto Fiddlebridge Lane with space for 2 cars at the front.

Features include:

- Replacement triple glazed front windows
- LED lighting
- CAT5E cabling
- Small outside area
- Single WC and Kitchenette
- Insulated raised floor
- Painted feature exposed beams
- 3KW electric heaters and air conditioning

In addition, the property has been extensively insulated at roof, wall and floor levels using natural insulants to deliver a cool in summer and warm in winter ultra-low energy environment.

## APPROX. (NET INTERNAL) FLOOR AREA

923 Sq Ft.

## TERMS

The property is available to let on a new lease for a minimum term of 3 years linked to a surrender of the existing lease.

Rent £17,500 per annum. No VAT is payable.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £11,750.

If the occupier does not occupy premises elsewhere no rates will be payable.

## AVAILABILITY

Mid-February 2024.

## INSPECTION

For further information please contact:

Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or

Clay Davies ([c.davies@davies.uk.com](mailto:c.davies@davies.uk.com)) or

Telephone 01707 274237.

## NOTES:

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

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-ediction](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-ediction).

Energy Performance Certificate: Category D (92)

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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