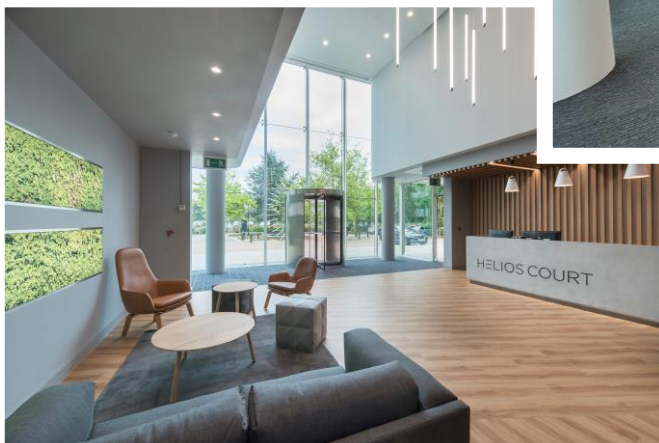
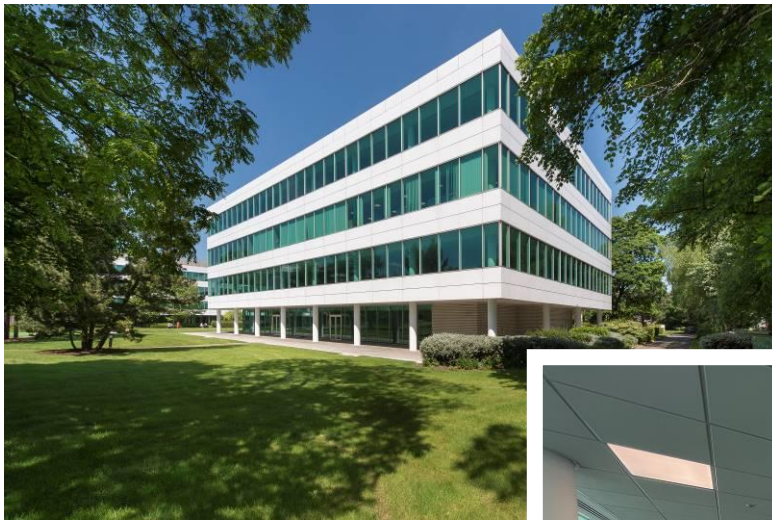


Helios Court Hatfield Business Park

Outstanding first floor office suite in magnificent HQ building with exceptional parking

2,067 Sq Ft (Net) Approx.

- Stylishly refurbished
- 12 Parking Spaces
- Brand new air conditioning system
- Superb landscaped campus setting close to J3 A1(M)
- Extensive leisure, retail and hotel facilities adjoining



Suite 3, First Floor, Helios Court 1 Bishops Square, Hatfield Business Park, AL10 9NE

HATFIELD

Hatfield occupies a nodal position in the transport network north of the M25.

It is approximately 6 miles north of the M25 at Junction 23 (South Mimms) and the A414 dual carriageway provides a fast-alternative east west link between the M1 at Hemel Hempstead and the M11 at Harlow.

The adjoining towns of St Albans, Harpenden, Welwyn Garden City, Hertford, Potters Bar and Borehamwood all easily accessible.

Train services from Hatfield to London Kings Cross / St Pancras the UK's leading transport hub are every 15 mins. The journey time is approximately 21 mins with links to the Piccadilly and Victoria line at Finsbury Park.

Hatfield Business Park is a major commercial centre which includes headquarter occupiers Eisai, Affinity Water, Booker, HR Owen, Arla, Pitney Bowes, Porche, McLaren, Computacenter and Ocado. The University of Hertfordshire is the major employer.

LOCATION

The property is one of a group of 4 headquarters office buildings set in a landscaped setting at one of the main entrances into Hatfield Business Park which forms part of a 375 acre landscaped business environment.

It immediately adjoins The Galleria shopping Centre and the Parkhouse retail development so staff facilities are excellent. Comet Hatfield and David Lloyd are also immediately adjoining.

DESCRIPTION

The available suite forms part of the first floor and features the following;

- Outstanding car parking provision of 12 spaces
- Stylishly refurbished
- Brand New VAV air conditioning
- Impressive double height reception area
- Suspended ceilings with LED lighting
- Full access raised floors
- 2 x passenger lifts
- Male and female WCs on each floor

APPROXIMATE (NET) FLOOR AREA

2,067 Sq Ft

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Suite not yet individually rated.

ENERGY PERFORMANCE CERTIFICATE

TBC

TERMS

Available to let on a new lease for a term to be agreed. Rent £58,000 per annum.

VAT is payable where applicable.

AVAILABILITY

On completion of legal formalities.

INSPECTION

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

NOTE

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.

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.

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