

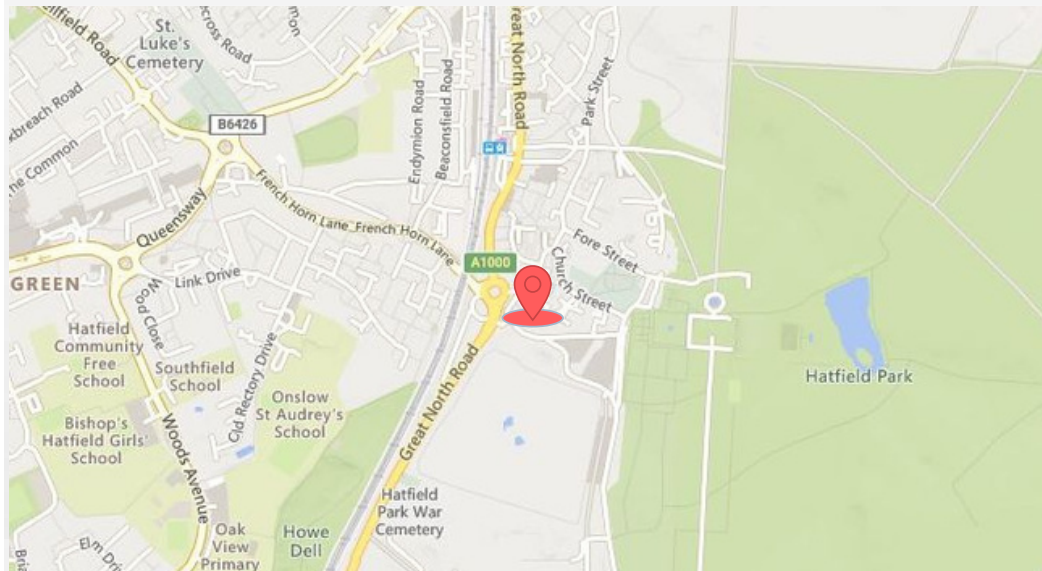
17 The Broadway |  
Old Hatfield | AL9 5HZ

Character Offices To Let | 1,054 Sq.ft



**Key features**

- 200m to Hatfield Railway Station
- Kitchen
- Private WC
- Gas central heating
- Hatfield House, Park and Gardens close-by



## 17 The Broadway | Old Hatfield | AL9 5HZ

### Description

The offices are situated at second floor level and present well, offering light and airy space. The space is arranged as two private offices/meeting rooms with a kitchen adjacent, together with an open plan office featuring attractive exposed beams.

### Location

The property is conveniently located in the attractive Hatfield Old Town a short walk from Hatfield Railway Station from where there are fast and frequent (25 minutes) services to Kings Cross St Pancras.

Hatfield is well located being situated between Junctions 2 and 4 of the A1(M). The M25 is just 5 miles to the south at Junction 23. The A414 dual carriageway also provides a fast east to west link between the M1 at Hemel Hempstead and the M11 at Harlow.

London Luton Airport is within 20 miles of the property and Stansted Airport within 28 miles.

### Tenure

A new lease is offered direct from the Landlord for a flexible term by negotiation.

### Rent

£20,000 per annum exclusive.

### Accommodation

Second floor suite | 1,054 Sq.ft | 97.90 Sq.m

This floor area is approximate and has been calculated on a net internal basis.

### Rates

The VOA website shows an entry in the 2023 Rating List of £13,750. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2023, refer to the Local Rating Authority, Welwyn Hatfield Borough Council – 01707 357000.

A qualifying small business should benefit from partial relief from business rates, but interested parties should confirm this by independent enquiry.

### EPC

The property has an EPC rating of E (115).

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### For viewings contact

Graham Ricketts  
07841 235185

graham.ricketts@brasierfreeth.com

Sara Yasir-Dhillu  
07548 098880

sara.yasir-dhillu@brasierfreeth.com

