

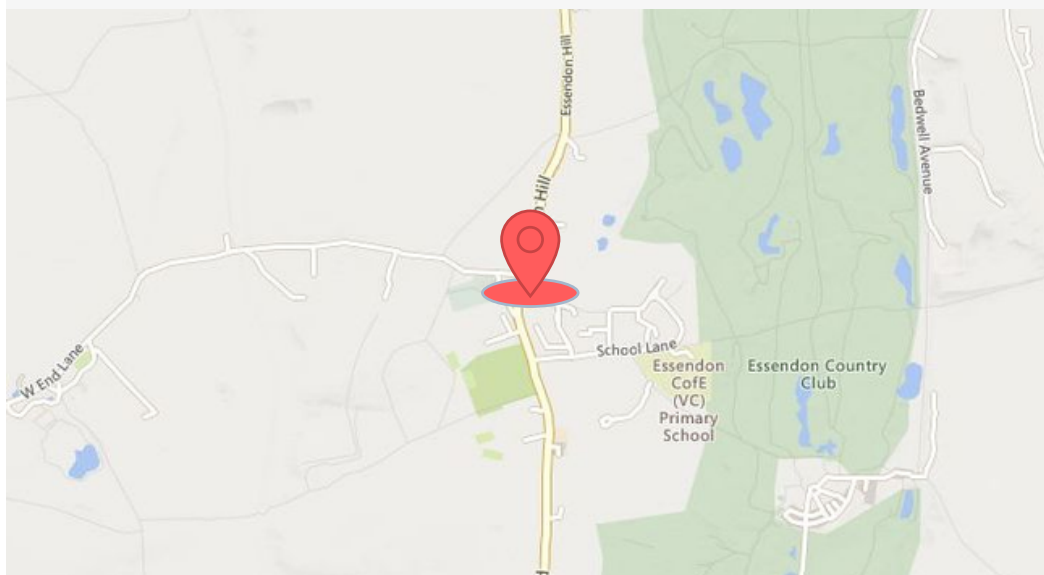
The Old Forge Studio |  
Mill Green Lane | Hatfield |  
AL9 5PD

Office / Studio |  
Undergoing Refurbishment |  
To Let | 625 Sq.ft (58 Sq.m)



**Key features**

- Self-contained, character building
- Vaulted ceiling
- New clay tile roof with roof lights
- Exposed timber roof trusses
- 2 parking spaces



## The Old Forge Studio | Mill Green Lane | Hatfield | AL9 5PD

### Description

The property comprises a former blacksmiths forge that is now undergoing a comprehensive refurbishment. It will be finished to a shell standard such that a tenant can specify final finishes to suit their purposes. The building is considered suitable for pure office use or potentially a studio, clinical or creative use.

### Location

The property is situated in the hamlet of Mill Green on the edge of Hatfield, an attractive semi rural, but highly accessible location with easy access to the A414, A1(M) and M25. Hatfield Railway Station is nearby providing access to London Kings Cross in 25 minutes and Cambridge in a little under an hour. The Oldings Corner Retail Park is a very short drive from the property, where there is a Tesco superstore.

### Terms

The property is offered on a new lease for a term by negotiation.

### Rent

Upon application.

### Accommodation

Ground floor | 625 Sq.ft | 58 Sq.m

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

### Rates

To be assessed on completion of building works.

### EPC

The energy efficiency of the property will be assessed on completion of the works, with a B level being targeted.

### Legal costs

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

### VAT

The property is not VAT registered.

### For viewings contact

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