

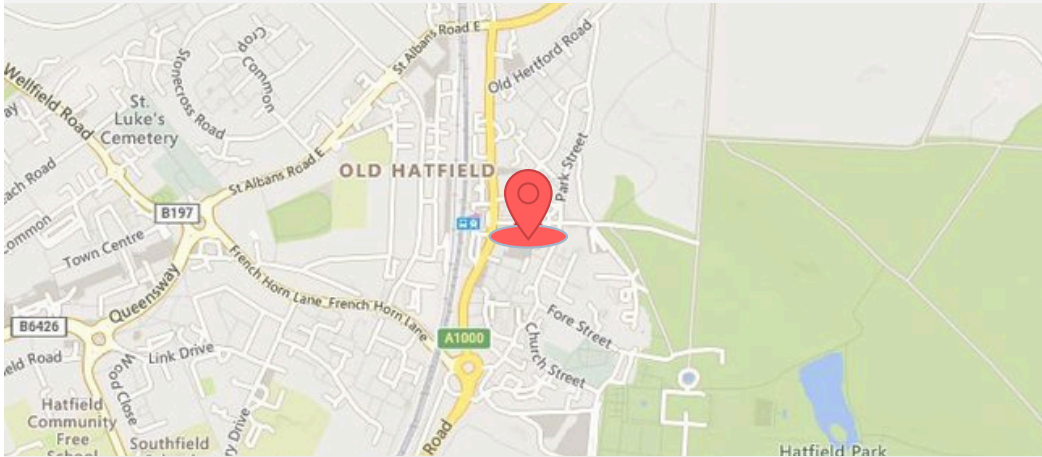
13 Arm & Sword Lane |
Old Hatfield | AL9 5NF

Attractive Self-Contained Offices |
To Let | 1,798 Sq.ft (167 Sq.m)



Key features

- 200m to Hatfield Railway Station
- Adjacent to Hatfield House, Park & Gardens
- Exposed timber beams
- 8 parking spaces
- Kitchen
- Ladies, gents & disabled WC's
- Meeting room



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Description

The property comprises a very attractive, purpose built office building of traditional brick construction under a tiled roof with undercroft parking. It is entirely self-contained with the street entrance leading to a ground floor reception area, with ladies & gents WC's and a meeting room. The first floor is arranged on two split levels, each being open plan with excellent natural light to the front and rear and also featuring high ceilings with exposed timber roof trusses.

Accommodation

13 Arm & Sword Lane | 1,798 Sq.ft | 167 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 £31,500. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2024, refer to the Local Rating Authority, Welwyn Hatfield Borough Council – 01707 357000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

Location

The building is conveniently located in Hatfield Old Town directly adjacent to the main entrance to Hatfield Park & Gardens. Hatfield Railway Station is only a little over 100m away, 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), with the M25 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.

EPC

The property has an EPC rating of B 39. Details available upon request.

Legal costs

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

Tenure

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

Rent

£49,647 per annum exclusive.

For viewings contact

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