

TO LET
HIGH QUALITY OFFICES
ADJACENT TO
MAINLINE STATION

The Beacons
H A T F I E L D
AL10 8RS

-  **1** 2,188 Sq Ft
-  **2** 1,989 Sq Ft
-  **4** 3,320 Sq Ft



The Beacons

The Beacons is a campus development comprising of 5 self-contained buildings.

The development is part of a cluster of office buildings in the old town area.

The buildings are of brick construction with full glazing providing excellent natural lighting.

There are allocated car spaces for each building with roadside car parking immediately adjoining.





The Location

Hatfield occupies a nodal position in the transport network north of the M25, the development is next to Hatfield Railway Station which is a 5 minute walk.

It is approximately 6 miles north of the M25 at Junction 23 [South Mimms] and in addition, 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 are every 15 minutes with a fastest travel time of approximately 23 minutes. There are Piccadilly and Victoria line connections at Finsbury Park.

Hatfield Business Park has become a major commercial centre including headquarters occupied by Eisai, Affinity Water, Booker, Computacenter and Ocado. The University of Hatfield is the major employer in the town.

 Train services to London Kings Cross / St Pancras every 15 minutes

 Surrounded by a wealth of amenities

 Located in the heart of the old town

 5 min walk to Hatfield House & Gardens

 6 miles north of the M25 J23

 Next to Pump Gym



Unit 1

First Floor

2,188 sq ft



10 seat
boardroom



Impressive
kitchen / break
out area



44
workstations



Telecom
connections
are available



Feature exposed
ceiling details



Fan-coil air
conditioning



LED
lighting



High quality
carpeting and
decorations



Raised
access floor



10 allocated
parking spaces

No. 1 The Beacons is part of an attractive modern two-storey detached campus style office building standing in a small courtyard development. The first-floor office has been superbly finished and fitted out in a high-quality contemporary style.

ACCOMMODATION

Ground Floor	LET
First Floor	2,188 Sq Ft
Total	2,188 Sq Ft

Approx. [Net] internal floor areas

TERMS

Available to let on a new flexible lease for a term to be agreed.

AVAILABILITY

Immediate following completion of legal formalities.

EPC

Category B [29].

RATEABLE VALUE

Please contact the agent for rates payable information.



Unit 2

Ground Floor

1,989 sq ft

No. 2 The Beacons is part of an attractive modern two-storey detached campus style office building standing in a small courtyard development. The ground floor office has been superbly finished and fitted out in a high-quality contemporary style.



Fan coil air conditioning



Newly decorated throughout



Full access raised floors



8 allocated car parking spaces



High quality male & female WCs



Contemporary exposed ceilings



Suspended LED lighting



Modern extended reception area

ACCOMMODATION

Ground Floor	1,989 Sq Ft
First Floor	LET
Total	1,989 Sq Ft

Approx. [Net] internal floor areas

TERMS

Available to let on a new flexible lease for a term to be agreed.

AVAILABILITY

Immediate following completion of legal formalities.

EPC

Category B [45].

RATEABLE VALUE

Please contact the agent for rates payable information.



Image shows pre-refurbishment



Image shows pre-refurbishment

Unit 4, Ground & First Floor 3,320 sq ft

No. 4 The Beacons comprises a self-contained 2-storey office building that forms part of a small campus style development of 5 similar buildings located next to the station and adjoining other modern office developments. The accommodation has been refurbished throughout.



Self-contained 2 storey office building



New carpets and newly decorated throughout



VRF air conditioning and heating



New suspended ceiling



Extensively refurbished



New recessed LED lighting



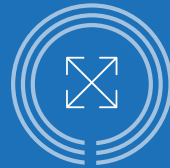
Fully refurbished WCs



15 allocated parking spaces



EPC B



Flexible open plan layout

ACCOMMODATION

Ground Floor	1,520 Sq Ft
First Floor	1,800 Sq Ft
Total	3,320 Sq Ft

Approx. [Net] internal floor areas

LEASE

Available to let on a new lease for a term to be agreed.

AVAILABILITY

Immediate following completion of legal formalities.

EPC

Category B [30].

RATEABLE VALUE

Please contact the agent for rates payable information.



TERMS

In addition to the rent the occupier will also be responsible for the payment of a normal estate service charge and landlord's third-party liability insurance. Details on request.

All terms are subject to VAT where applicable.

TENURE

For Rent

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.

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.

VIEWING

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