

# Titan Court

BISHOP SQUARE | HATFIELD BUSINESS PARK | HATFIELD | AL10 9NE



HIGH QUALITY  
OFFICES  
3,000 - 12,056 SQ FT  
TO LET

## LOCATION

Situated just off Mosquito Way, Titan Court is located on the highly regarded Hatfield Business Park. The park itself is positioned between Junction 3 and 4 of the A1(M) and lies just adjacent to the Galleria Shopping Centre. The M25 is also easy to access with Junction 23 just over 5 miles away.

Rail access in the town is excellent with Hatfield Railway Station providing services to Kings Cross in approximately 25 minutes.



*Internal photos are of the 3rd floor and are indicative of the proposed refurbishment specification*



## DESCRIPTION

Titan Court offers attractive modern office space in a prime location to the north of the M25.

Situated on the ground floor, the available floor plate benefits from an excellent specification and levels of natural light. The property also provides a café and manned reception on the ground floor.

The ground floor suite is to be refurbished to provide the following specification:-

- On site cafe and manned reception
- Attractive air conditioned modern offices
- Superb levels of natural light
- Metal grid ceiling and LED lighting
- Excellent allocated parking 1:215 sq ft
- Prime business park location north of the M25
- Adjacent to Junction 3 A1(M)



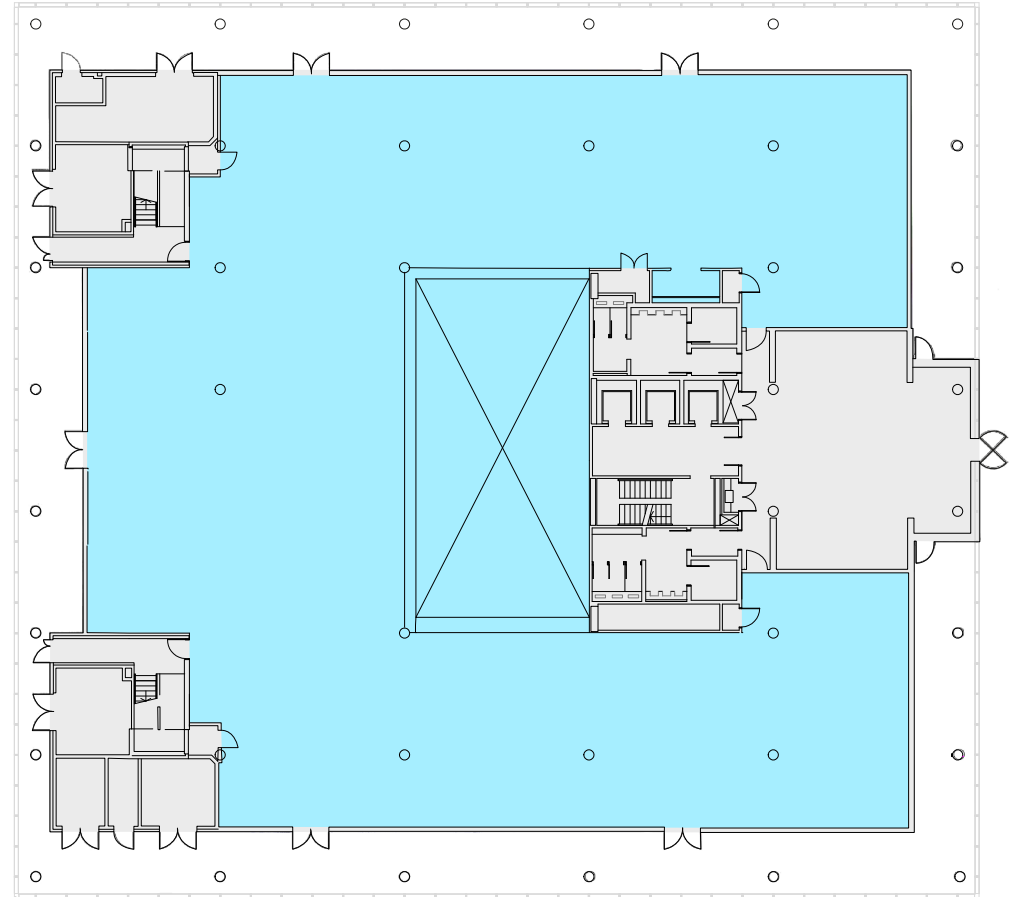
*Internal photos are of the 3rd floor and are indicative of the proposed refurbishment specification*

**HIGH QUALITY OFFICES AVAILABLE FROM 3,000 TO 12,056 SQ FT**





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Ground Floor

### AVAILABILITY

	Sq M	Sq Ft
Ground Floor	1,120.0	12,056

Allocated on site car parking is provided at a ratio of 1:215 sq ft.



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## **TERMS**

Available by way of a new lease on terms to be agreed.

## **OUTGOINGS**

Details of the occupational costs are available on request.

## **LEGAL COSTS**

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

## **VAT**

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## **EPC**

The property has a rating of D-93. A copy is available on request.

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## VIEWING & FURTHER INFORMATION

Further information is available by contacting the sole agents:

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