Titan Court

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



HIGH QUALITY OFFICES

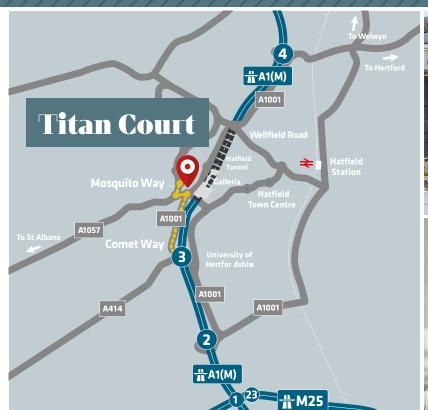
3,000 - 12,056 SQ FT

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.











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:-

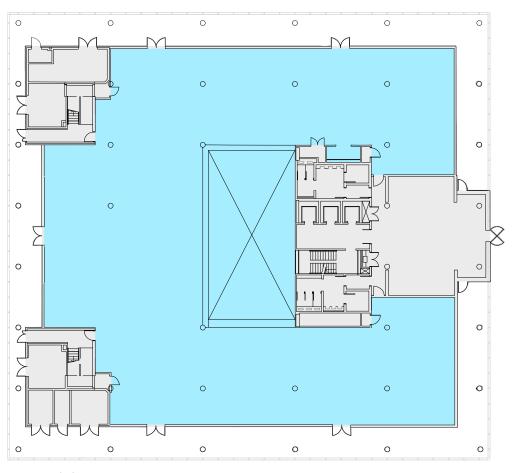
- On site cafe and manned reception
- Attractive air conditioned modern offices
- Superb levels of natural light
- Metal grid ceiling and LED lighting
- Excellent allocated parking1:215 sq ft
- Prime business park location north of the M25
- Adjacent to Junction 3 A1(M)



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







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.



TERMS

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

OUTGOINGS

Details of the occupational costs are avaialble 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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