

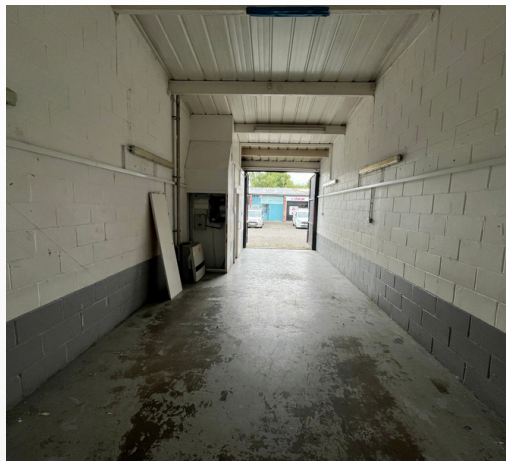
Unit 7 |
Fiddlebridge Industrial Centre |
Lemsford Road | Hatfield |
AL10 0DE

Industrial Unit | To Let | 412 Sq.ft



Key features

- A1 (M) – 1.5 miles
- 3 phase power supply
- Short walk from Hatfield town centre
- 1 mile from Hatfield station
- Communal parking
- Rare small starter unit



Unit 7 Fiddlebridge Industrial Centre | Lemsford Road | Hatfield | AL10 0DE

Description

The premises comprise a single storey workshop unit. The unit benefits from 3 phase power supply and a WC.

Accommodation

Unit 7 | 412 Sq.ft | 38.28 Sq.m

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

Location

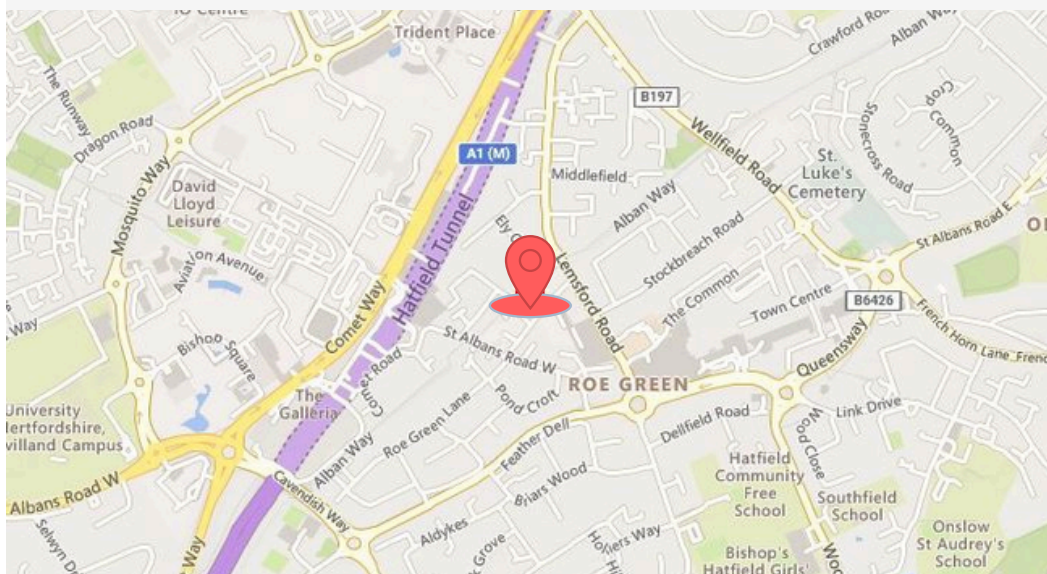
The unit is situated on the established Fiddlebridge Industrial Centre, West of Hatfield town centre a few minutes' drive from the A1 (M), which is less than 1.5 miles away.

Rates

The unit has a Rateable Value of £6,500, which, subject to meeting eligibility criteria, should mean that a tenant will benefit from 100% small business rates relief.

Hatfield railway station is 1 mile to the east and provides frequent services to London King's Cross with a fastest journey time of 25 minutes.

Interested parties should confirm by making enquiries with the Local Rating Authority, Welwyn Hatfield Borough Council - 01707 357026.



EPC

The property has an EPC rating of E 116. Details available upon request.

Terms

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

Legal costs

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

Rent

£10,000 per annum exclusive.

For viewings contact

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