

brown & lee

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Winners of the Estates Gazette "Most Active Regional Agent"

**CHEQUERS HOUSE, 1-5 PARK STREET
OLD HATFIELD, HERTS, AL9 5AT**



**GRADE II LISTED
SELF CONTAINED OFFICE BUILDING**

2,740 SQ FT (254.5 SQ M)

TO LET

www.browndandlee.co.uk

Elopak House, Stevenage, Herts, SG1 2EF

LOCATION

Hatfield is located approximately 20 miles north of London with convenient access to junctions 3 and 4 of the A1(M), which provides fast access to the M25. In addition the A414 dual carriageway provides access to the nearby M10 and M1 motorways.

There is a fast and frequent rail service from Hatfield mainline station to King's Cross and Moorgate with a journey time of approximately 21 minutes. The railway station is located in Old Hatfield on Great North Road, approximately 3 minutes walk from the property.

The property is located on the western side of Park Street close to its junction with Broadway, Church Street and Fore Street.

DESCRIPTION

The property originally dates back to 17th century and has been used in the past as two separate buildings, 1-3 Park Street and 5 Park Street and as such there are separate external entrance doors. The property is Grade II and is constructed over ground and first floor with a basement area.

The ground floor comprises a reception area together with several individual office suites and the first floor is made up of eight individual office suites.

ACCOMMODATION

The approximate net useable area of the offices are as follows:-

<u>Ground Floor</u>	Office 1	335 sq ft	(31.1 sq m)
	Office 2	171 sq ft	(15.9 sq m)
	Office 3	252 sq ft	(23.4 sq m)
	Office 4	567 sq ft	(52.7 sq m)
	Kitchen facility	89 sq ft	(8.3 sq m)
<u>First Floor</u>	Office 1	128 sq ft	(11.9 sq m)
	Office 2	155 sq ft	(14.4 sq m)
	Office 3	184 sq ft	(17.1 sq m)
	Office 4	156 sq ft	(14.5 sq m)
	Office 5	152 sq ft	(14.1 sq m)
	Office 6	107 sq ft	(9.9 sq m)
	Office 7	164 sq ft	(15.2 sq m)
	Office 8	280 sq ft	(26.0 sq m)
Total net useable area		2,740 sq ft	(254.5 sq m)

In addition to the above space, there is a basement area providing a gross internal area of approximately 455 sq ft (42.3 sq m).

TENURE

The accommodation is available on a new full repairing and insuring lease for a term to be agreed.

RENTAL

£32,500 per annum, exclusive.

RATES

We understand from the Valuation Office Agency website (www.voa.gov.uk) that there are two rateable values for the space, one at £22,000 and the other at £9,000. The UBR for 2014/15 is 48.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is E-102. A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

We understand from the owner that the property is currently not VAT registered and therefore no VAT will be payable on the rent.

VIEWING

Strictly by appointment through **BROWN & LEE CHARTERED SURVEYORS – ELOPAK HOUSE – MEADWAY TECHNOLOGY PARK – STEVENAGE – HERTS – SG1 2EF – TEL NO (01438) 316655 – FAX NO (01438) 315377 – E MAIL mike.phoenix@brownandlee.co.uk - WEBSITE WWW.BROWNANDLEE.CO.UK.**

Ref: BL4649

(Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT. In association with: Brown & Lee, Milton Keynes, and Brown & Lee Clifford Billings, Aylesbury).