



SERVICED OFFICE CENTRE OPPOSITE HATFIELD STATION
91 - 264 SQ FT

**Rent: £450.00 - £1,350.00 per
calendar month**

Great North Business Centre
82 Great North Road
Hatfield
Hertfordshire
AL9 5BL

- Communal kitchen / breakout area
- Flexible all-inclusive lease terms available
- Fully furnished
- On site parking
- Excellent location

GREAT NORTH BUSINESS CENTRE, 82 GREAT NORTH ROAD, HATFIELD, HERTFORDSHIRE, AL9 5BL

Location

Hatfield occupies a highly accessible location at the centre of the north sector of the M25. It is located at the intersection of the A1(M) and the A414 dual carriageway which provides fast east west communications to Hemel Hempstead and the M1 and Harlow and the M11.

Hatfield main line station, a short distance from the property, provides a fast electrified service to London King's Cross and Moorgate.

Accommodation

Great North Business Centre is a large self-contained period building serviced office centre with a prominent frontage.

The accommodation provides a range of attractive rooms from 110 - 264 sq ft (2-6 persons) at ground, first and second floor level and in a separate annexe.

Terms are inclusive of the following;

Utilities (fair usage policy applies)

Furniture (existing furniture available, or you can bring your own)

Car parking (one slot included on a first-come, first-served basis)

High-speed broadband (100/100 leased line)

Fire alarm managed by our team (business contents insurance recommended)

CCTV (covering all ground floor windows and one camera on the first floor)

Motion/sensor detectors

Free tea/coffee

Ability to bring in your own telephone number

24/7 access

Floor Areas (approx. NIA)	Sq Ft
Room 3	227
FF Room 12	110
FF Room 16	264
SF Room 24	175
Annexe GF Room A1	184
Annexe FF Room A4	175
Annexe FF Room A5	356
TOTAL	264

Tenure

Contract Terms: Minimum 6 months (subject to office size) ; long-term leases available (2 years+)

Main Building

Ground Floor

Room 3 - Suitable for 6-7 desks (Approx. 227 sq. ft.)

Rent: From £1300 + VAT per month

First Floor

Room 12A - Suitable for 1-2 desks (Approx. 105 sq. ft.)

Rent: From £500 + VAT per month

Room 13 - Suitable for 1-2 desks (Approx. 91 sq. ft.)

Rent: From £450 + VAT per month

Room 16 - Suitable for 7-8 desks (Approx. 264 sq. ft.)

Rent: From £1,350 + VAT per month

Second Floor

Room 24 - Suitable for 4-5 desks (Approx. 175 sq. ft.)

Rent: From £850 + VAT per month

Annexe

Ground Floor

Room A1 - Suitable for 4-5 desks (Approx. 184 sq. ft.)

Rent: From £1050 + VAT per month

First Floor

Room A4 - Suitable for 4-5 desks (Approx. 175 sq. ft.)

Rent: From £875 + VAT per month

Other Information

Unless otherwise stated all prices, rent or other stated costs are subject to VAT.



Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. 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.