



**TWO OFFICE SUITES CLOSE TO THE TOWN CENTRE**  
**196 - 388 SQ FT**

**Rent: £18.00 - £20.00 per sq ft  
per annum**

Foundation House  
2-4 Forum Place  
Hatfield  
Hertfordshire  
AL10 0RN

- Free parking within close proximity.
- Prime location next to the Town Centre and Galleria
- Easy access to both A1(M) and A414
- No VAT payable

# FOUNDATION HOUSE , 2-4 FORUM PLACE, HATFIELD, HERTFORDSHIRE, AL10 0RN

## LOCATION

Hatfield is a major business centre in a highly accessible location. It is connected to the A1(M) via junctions 2, 3 & 4 and the A414 dual carriageway provides fast east/west link between the M1 at Hemel Hempstead and the M11 at Harlow. The M25 is just 6 miles to the south at Junction 23 (South Mimms).

The property is located close to both Hatfield Town Centre and The Galleria Shopping Centre which together provide an excellent range of services and facilities for staff.

Hatfield mainline station provides a fast-electrified service to London Kings Cross (22 minutes approx.).

## ACCOMMODATION

Forum Place is in Fiddlebridge Lane which is accessed from Queensway via St Albans Road West or from Lemsford Road.

The offices form part of a modern purpose-built courtyard style development. The architectural design is of a deep pitched roof with covered walkway around a private courtyard. The building is owned by the charity Hertfordshire Community Foundation who have a smart ground floor office suite that comprises three interconnected rooms and also a separate open plan first floor office which are surplus to their operational needs.

Features include:

- \* A highly accessible location Attractive architectural design
- \* Shared kitchen and toilet facilities
- \* 1 allocated parking space with the ground floor.
- \* Free public parking available close by

In addition, subject to availability the tenant may have use of a large ground floor meeting room at subsidised rates.

## TERMS

Each suite is available to let on a new flexible lease for a term to be agreed.

To assist with relocation costs, the landlord is prepared to offer a phased/tiered rent structure of £18.00 per sq ft in year one and £20.00 per sq ft in year two.

In addition, a two-week rent-free period will be granted at the commencement of the lease to allow the incoming tenant time to set up and begin trading.

A three-month rent deposit will be held as security.

In addition to the rent, the tenant will be responsible for the payment of a building service charge. This covers heating, lighting, power, cleaning of the common areas, window cleaning, waste disposal and building insurance.

The current service charge is £4,465.48 per annum for the ground floor and £2,255.76 per annum for the first floor (reviewed annually).

No VAT is payable on the rent.

## BUSINESS RATES

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). No business will be payable if this is the occupiers only commercial property.

## EPC

Energy Performance Asset Rating - Category B (45)

## OTHER INFORMATION

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

## FLOOR AREAS (approx. NIA)

Sq Ft

Ground Floor	388
First Floor	196
<b>TOTAL</b>	<b>388</b>



**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](http://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.

**Davies**  
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