



**OFFICE INVESTMENT OPPORTUNITY  
VERY RARE OPPORTUNITY TO ACQUIRE A FREEHOLD  
PROPERTY IN OLD HATFIELD  
6,212 SQ FT**

**Price: £1,250,000 + VAT**

Bishops Court  
17A The Broadway  
Hatfield  
Hertfordshire  
AL9 5HZ

- Modern Construction (1980's) but with character appearance
- Prominent position leading into Old Hatfield
- Current rental Income £86,950 per annum
- Flexible tenant lease profile
- Six parking spaces

# BISHOPS COURT, 17A THE BROADWAY, HATFIELD, HERTFORDSHIRE, AL9 5HZ

## Location

Located in the heart of the Old Hatfield Conservation area with coffee shops, pubs, delis and wellbeing providers all within a short walk of the offices.

A major regeneration project has commenced at Sailsbury Square which will greatly improve the public realm amenity of the area.

Train services from Hatfield to London Kings Cross / St Pancras are every 15 minutes with a fastest travel time of approximately 23 minutes. There are Piccadilly and Victoria line connections at Finsbury Park.

Hatfield is well located being situated between Junctions 2 and 4 of the A1(M). The M25 is just 5 miles to the south at Junction 23. The A414 dual carriageway also provides a fast east to west link between the M1 at Hemel Hempstead and the M11 at Harlow.

London Luton Airport is within 20 miles of the property and Stansted Airport within 28 miles.

## Accommodation

A fantastic and rare opportunity to acquire a freehold office investment close to the main entrance to the old town.

It comprises a 1985 built, neo-Georgian style 4-storey building of conventional brick and tile construction.

With prominent deep bay window frontage the ground floor provides flexible open plan office accommodation separated by an impressive deep entrance / reception area.

At the rear are ladies and gents WCs and staircase that leads to the upper three office floors.

The first floor comprises three suites of varying sizes off a private hallway with single larger suites located on the second and third floors.

The property is currently fully let with three of the seven tenancies expiring in 2025. A full tenancy schedule available upon request.

The property could suit a wide range of purchasers including investors, developers and owner occupiers.

Six parking spaces are offered at the rear.

	Sq Ft
<b>TOTAL</b>	<b>6,212</b>
Car Parking Spaces	6

## Tenure

For sale freehold - £1.25m.

The current rental income is £86,950 p.a. which is shortly expected to increase to £89,050 p.a.

All terms are subject to VAT where applicable.

## Service Charge

It is our understanding that there is no service charge to pay at the property.

## Business Rates

Rateable Value : £91,600

Uniform Business Rates Payable per annum £50,013.60.

The property is fully let and all tenants are liable for their own rates liability.

## Legal Costs

Each party to bear their own legal costs.

## Other Information

Energy Performance Certificate: Rating TBC.

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.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

**Please contact sole agents Davies & Co.**

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