



The **Beacons**  
HATFIELD

HIGHLY INDIVIDUAL FULLY REFURBISHED  
DETACHED OFFICES TO LET  
ADJACENT TO HATFIELD STATION



**4,173 sq ft**



**4,177 sq ft**

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[WWW.THEBEACONS.ESTATE](http://WWW.THEBEACONS.ESTATE)



## The Location

**The Beacons is a campus development comprising 5 self contained buildings, next to Hatfield Railway Station.**

Hatfield occupies a nodal position in the transport network north of the M25.

It is approximately 6 miles north of the M25 at Junction 23 [South Mimms] and the A414 dual carriageway provides a fast alternative east west link between the M1 at Hemel Hempstead and the M11 at Harlow.

Hatfield Business Park is a major commercial centre including major occupiers, BT, Eisai, Affinity Water, Booker, Computacenter, Tesco and Ocado. The University of Hatfield is the major employer in town.

🕒 Train services to London Kings Cross every 15 minutes

📍 6 miles north of the M25 J23

🏡 Located in the heart of the old town

🚶 5 min walk to Hatfield House & Gardens

🏠 Surrounded by a wealth of amenities

🏋️ Next to Pump Gym

Option 1





- ① Train services to London Kings Cross every 15 minutes
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- ④ 6 miles north of the M25 J23
- ⑤ 5 min walk to Hatfield House & Gardens
- ⑥ Next to Pump Gym

Option 2







**NEWLY**  
CARPETED FLOORS  
**FULL RAISED**  
ACCESS FLOOR



**NEW**  
LED LIGHT  
FITTINGS



CONTEMPORARY  
**EXPOSED**  
**CEILINGS**



**NEW**  
AIR-CONDITIONING



## The Specification

The buildings are of brick construction with extensive glazing providing excellent natural lighting.

- **New fan coil air-conditioning**
- **Full accessed raised floors**
- **19 car parking spaces per building representing a ratio of 1:220 sq ft**
- **Refurbished male & female WCs on each level**
- **Contemporary exposed ceilings with suspended LED lighting**
- **Fully refurbished and extended reception areas**





# The Availability

## UNIT 1 FLOOR AREAS (IPMS 3) APPROX

Ground Floor: 1,987 sq ft 185 sq m

First Floor: 2,186 sq ft 203 sq m

**Total: 4,173 sq ft 388 sq m**

19 CAR SPACES [1:220 SQ FT]

## UNIT 2 FLOOR AREAS (IPMS 3) APPROX

Ground Floor: 1,989 sq ft 185 sq m

First Floor: 2,188 sq ft 208 sq m

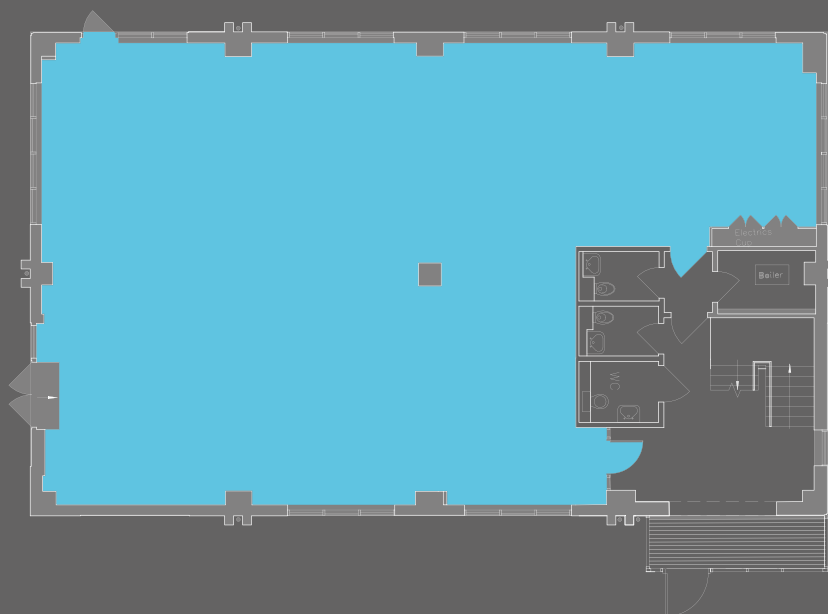
**Total: 4,177 sq ft 388 sq m**

19 CAR SPACES [1:220 SQ FT]

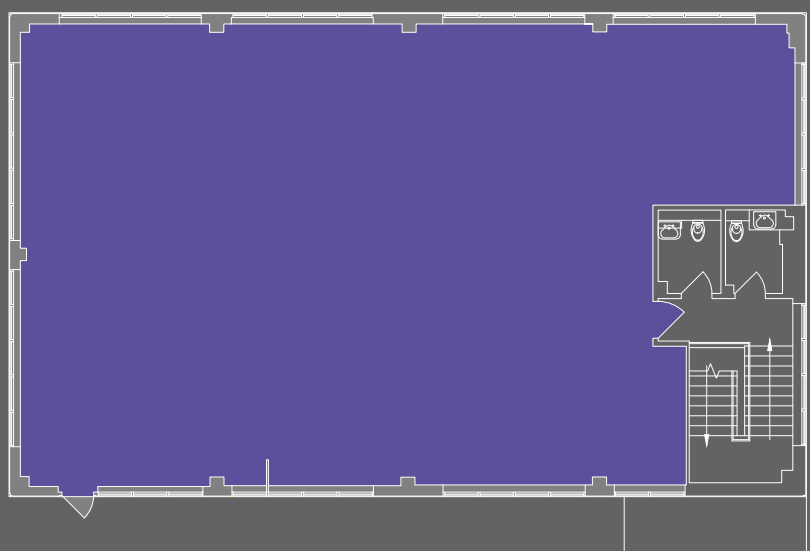
## ENERGY PERFORMANCE CERTIFICATE

Category D [82].





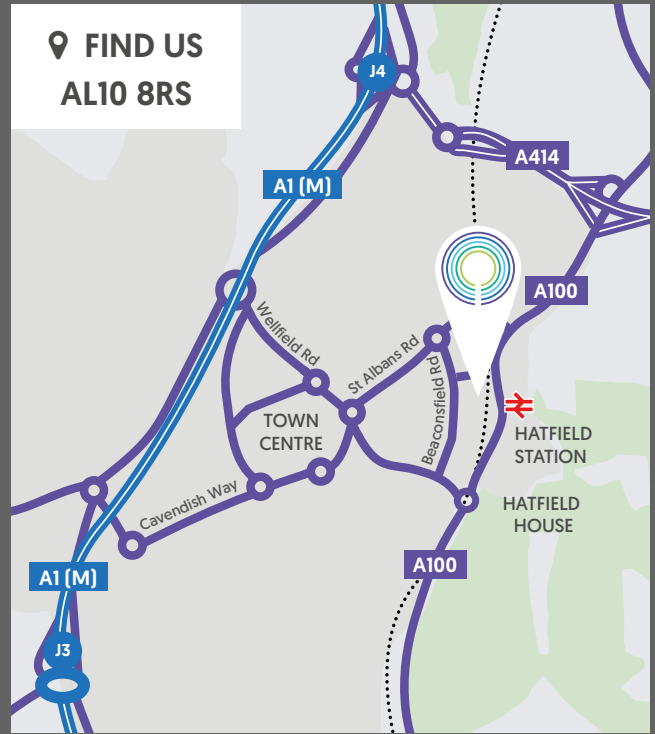
GROUND FLOOR



FIRST FLOOR

Typical Floor Plans





### VIEWING

Strictly by appointment through joint sole agents:

**Davies**  
01707 274237  
AMBERLEY 33-35 WELLFIELD RD  
HATFIELD HERTS AL10 0BY

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[www.thebeacons.estate](http://www.thebeacons.estate)

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