



THE BEACONS

HATFIELD

1

TO LET – UNIT 1
4,132 SQ. FT. / 383.9 SQ. M.

2

TO LET – UNIT 2
4,234 SQ. FT. / 393.4 SQ. M.

BEACONSFIELD ROAD
HATFIELD, AL10 8RS





The Beacons are a courtyard development of 5 buildings, next to Hatfield Station. (Kings Cross/St Pancras 21 mins)
All of the buildings are arranged over ground and first floors and benefit from generous car parking.

HATFIELD

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.

The adjoining towns of St Albans, Harpenden, Welwyn Garden City, Hertford, Potters Bar and Borehamwood all easily accessible.

Train services from Hatfield to London Kings Cross are every 15 minutes with the fastest travel time of approximately 21 minutes with Piccadilly and Victoria line links at Finsbury Park.

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

The Galleria Outlet Centre provides a regional outlet shopping area and there are further range of retail facilities in the Town Centre, old town and Tesco retail park.

**MULTISTOREY
CAR PARK**

BRIDGE LINK
To Beaconsfield Road

**OLD
TOWN**

HATFIELD TRAIN STATION
London Kings Cross – 21 mins.
Moorgate Station – 36 mins.

ON-SITE CAR PARKING

ON-SITE CAR PARKING

ENTRANCE





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Unit 1 & 2

DESCRIPTION

Modern two-storey detached campus offices.

The estate forms part of a cluster of office buildings in the old town area around the station to which it is immediately accessible.

The building is of brick construction with extensive glazing providing excellent natural lighting.

Each floor provides a single flexible open-plan space serviced from an entrance and staircase with male and female toilets at ground and first floor level.

The building has been fully refurbished and the specification provides:

- Fully refurbished Units
- Exposed ceilings throughout
- Exposed new ducted fancoil units providing heating and cooling.
- New suspended LED light fittings throughout the offices.
- Newly carpeted floors to raised access floor to the offices with Floors boxes providing power located at 1 per 10m2
- New Three phase distribution board with split load metering.
- New fire alarm system.
- Newly refurbished W/C's
- New Entrance configuration into the offices at Ground floor.

FLOOR AREAS (NET) APPROX

Ground Floor:	1,978 sq ft
First Floor:	2,154 sq ft
Total:	4,132 sq ft

FLOOR AREAS (NET) APPROX

Ground Floor:	2,037 sq ft
First Floor:	2,197 sq ft
Total:	4,234 sq ft

There are 19 allocated car spaces with additional roadside car parking immediately adjoining.

ENERGY PERFORMANCE CERTIFICATE

Category D (82).

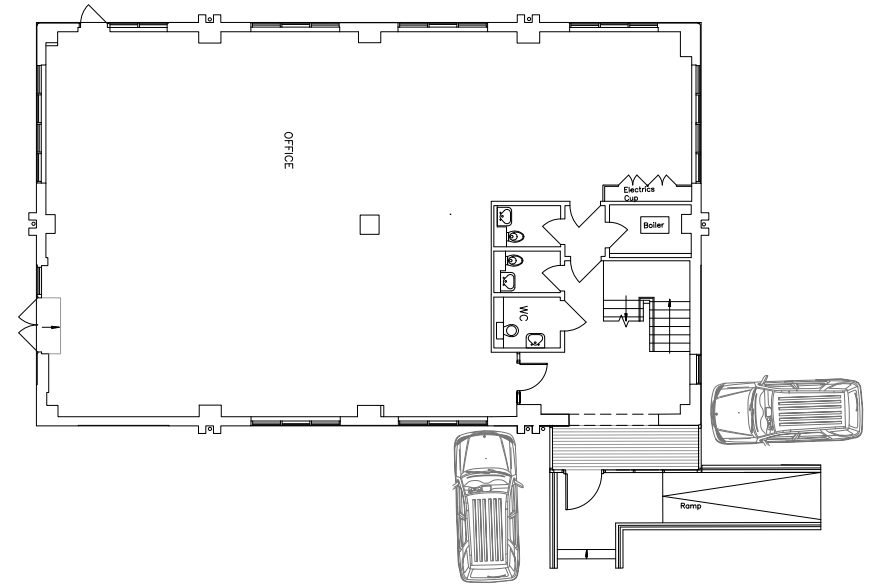
TERMS

- The accommodation is available on a new lease for a term to be agreed.
- Rental details on request.
- Estate service charge approximately £0.81 per sq ft pa.
- The rent and other terms are subject to VAT.

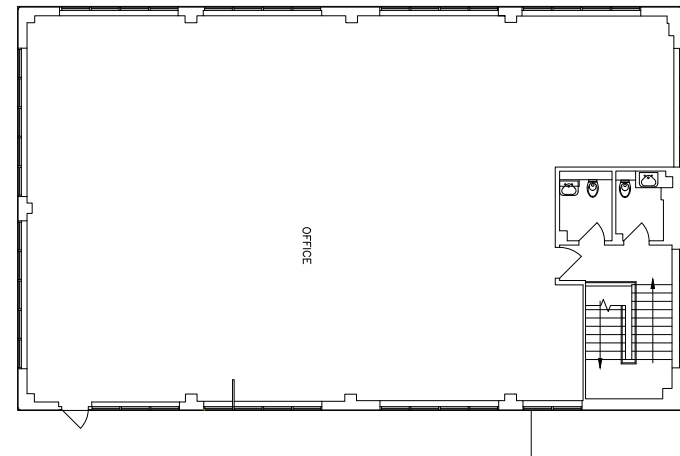
Proposed layout Unit **1** & **2**



Proposed Cat A: Unit 1 Ground Floor



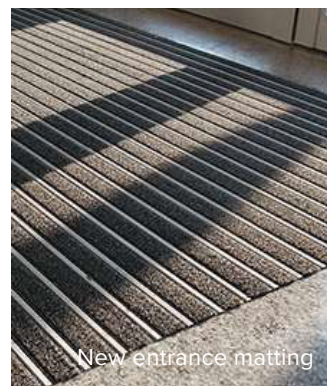
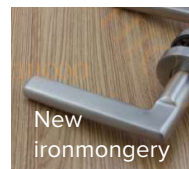
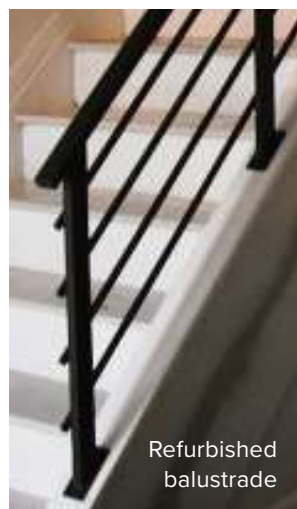
Proposed Cat A: Unit 1 First Floor





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Cat A Finishes: Unit **1** & **2**





THE BEACONS

HATFIELD

BEACONSFIELD ROAD, HATFIELD, AL10 8RS

[\(Google map link. Click here\)](#)

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

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