



- Business park location
- Newly constructed offices
- Grade A fit out
- Full access raised floors
- LED lighting
- Air conditioned
- Disabled access & facilities
- 39 Parking spaces
- Adjacent to Junction 3 A1(M)

**OFFICES TO LET**  
**6,784 sq ft (630.24 sq m)**

**The Beacon, Mosquito Way**  
**Hatfield Business Park**  
**Hatfield, Herts**  
**AL10 9WN**

## The Beacon, Mosquito Way, Hatfield Business Park, Hatfield, Herts, AL10 9WN



### **Location**

Hatfield Business Park is the largest mixed use business park in the UK with a number of large office occupiers and leisure facilities. The park is adjacent to the A1(M) and so has excellent communication links to the motorway network and is situated in close proximity to The Galleria Shopping Centre and Hatfield Town centre. Hatfield mainline railway station is within 1 mile and provides fast and frequent services to London Kings Cross (26 mins) and there are 8 bus routes serving the park.

Hatfield has a population of around 40,000 and is located 20 miles north of London, 13 miles north east of Watford and within 5 miles of St Albans and Welwyn Garden City. The A1(M) (Junction 3) is adjacent and approximately 6 miles north of the M25 (Junction 23).

Other high profile occupiers within Hatfield Business Park are Affinity Water (situated opposite), David Lloyd, DHL, Ocado, Porsche, Regus, Tescos and University of Hertfordshire.

### **Description**

Comprises the entire first floor of this new three storey building currently being constructed. The offices are accessed through an impressive reception area which will be fully manned with a lift and stairs leading to the first floor. The accommodation is open plan with excellent natural light and will have the benefit of full access raised floors, suspended ceilings with recessed air conditioning and new LED lighting, kitchen and WCs including disabled. The landlord will carpet the offices and install floor boxes to the specification of the incoming tenant. The offices are due for completion in August 2018.

There is parking for 39 cars representing a ratio of 1:215 sq ft.

### **Accommodation**

First Floor Offices	6,784 sq ft	630.24 sq m
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**Lease Terms**

The offices are available by way of a new FRI lease for a term to be agreed.

**Rent**

£170,000 (£25 psf) per annum exclusive.

**Business Rates**

The property has not been assessed for business rates yet but we can provide an indicative figure upon request.

**Service Charge**

There will be a service charge for the upkeep and maintenance of the common parts, exterior of the building and the car park.



**EPC**

An EPC is awaited following completion of the building.

**VAT**

The property is elected for VAT and therefore VAT is payable on the rent.

3D IMAGE OF PROPOSED FLOOR PLAN



The Beacon, Mosquito Way, Hatfield Business Park, Hatfield, Herts, AL10 9WN



3D IMAGE OF POTENTIAL LAYOUT



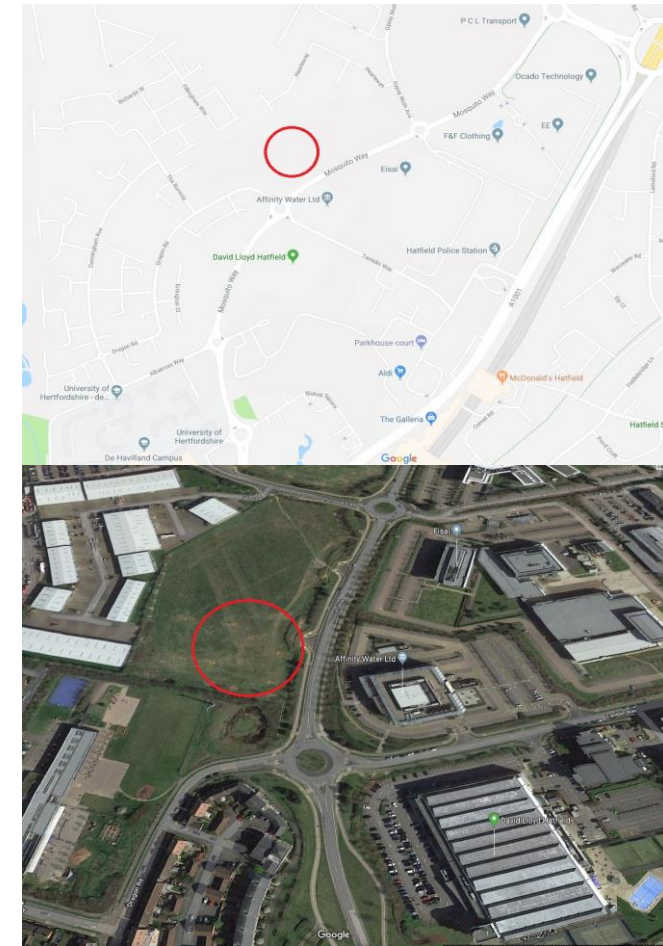
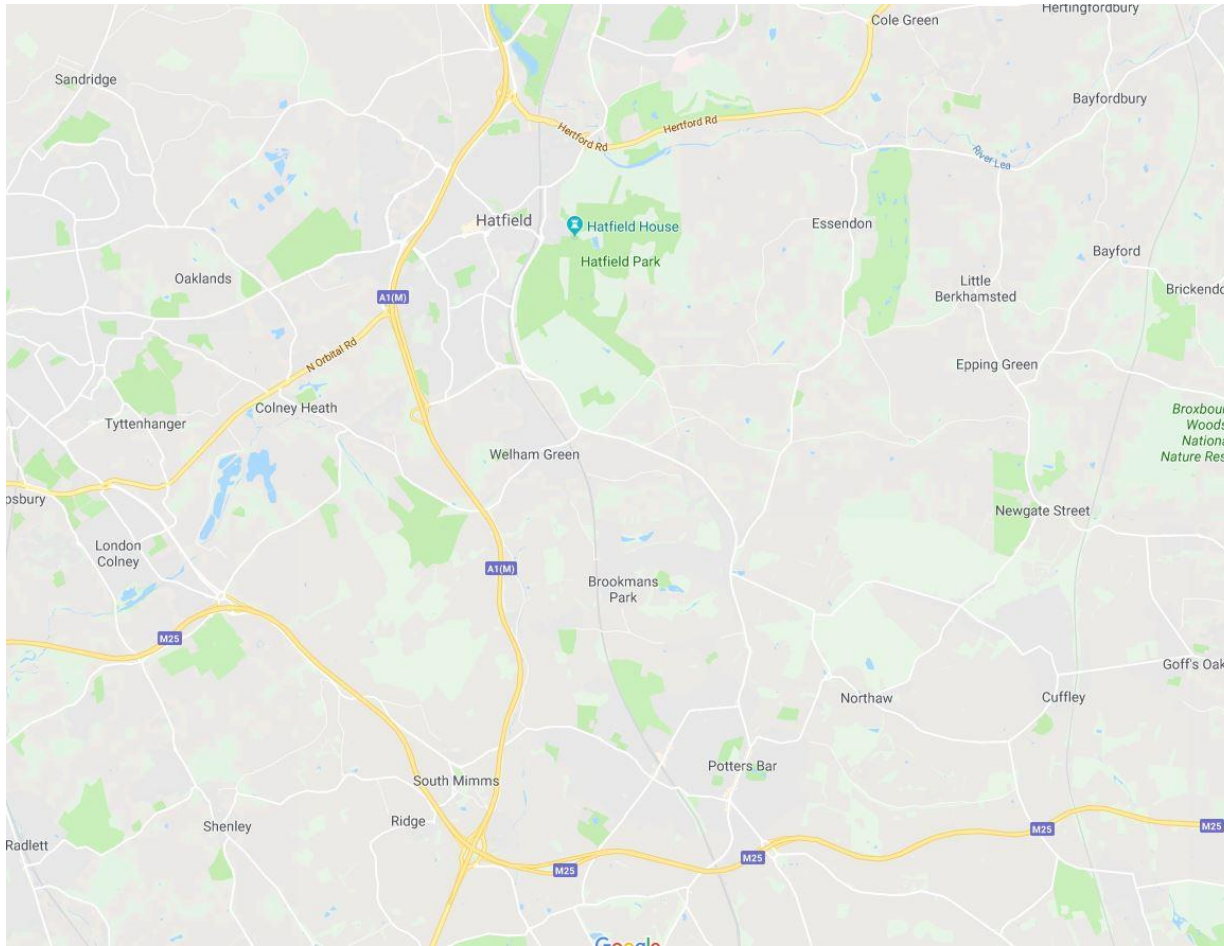
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3D IMAGE OF POTENTIAL LAYOUT



# The Beacon, Mosquito Way, Hatfield Business Park, Hatfield, Herts, AL10 9WN



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