



Ground and First Floor Office Suites

1,199 - 3,746 Sq Ft (111.39 - 348 Sq M)

- Central location close to train station
- Fully refurbished office suite
- Onsite car parking

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Location

Hayfield House is a modern, detached office located on Durrant Street, immediately off the Saltergate/Holywell roundabout.

This location is very well location, being within close proximity to the train station, as well as walking distance from the main retail area of the town centre. It is also very easily accessed via car and public transport.

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There are two available office suites at this three storey building, these are the First Floor Suite A and the Ground Floor. Both offices have the benefit of being partially fitted, which includes meeting rooms, kitchen and open plan areas.

The ground floor has the benefit of seven car parking spaces. The first floor suite has the benefit of three car parking spaces.

Accommodation

DESCRIPTION	SQ FT	SQ M
First Floor A	1,199	111.39
Ground Floor	2,547	236.62
TOTAL	3,746 SQ FT	348 SQ M

Terms

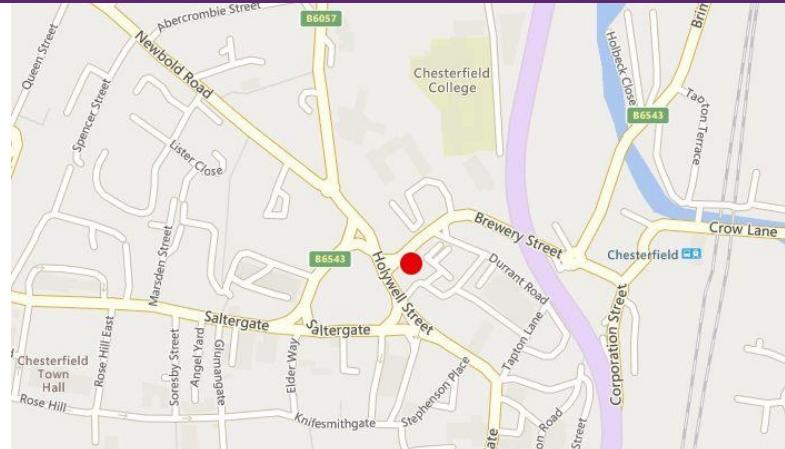
Both the ground and first floor office suites are available on new lease terms to be agreed at a quoting rent of £11 per sq ft.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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January 2026