



14 Harforde Court

Foxholes Business Park, Hertford, SG13 7NW

Completely refurbished modern business unit

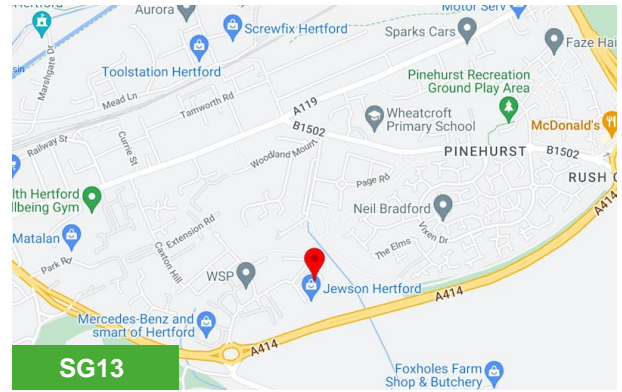
3,760 sq ft
(349.32 sq m)

- Completely refurbished business unit
- Sectional loading door
- High quality glazed partitioning
- 2 x EV charging points and allocated parking
- Ground floor suitable for storage, light production, R&D

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Summary

Available Size	3,760 sq ft
Rent	£67,750.00 per annum exclusive
Business Rates	Currently under reassessment
Service Charge	There is an estate service charge for the upkeep of the communal estate roads, landscaping and external areas, presently circa 82p, psf per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

The Property comprises mid-terrace unit of steel frame construction with elevations of part facing brickwork, cladding and extensive glazing. The unit has been completely refurbished and provides ground floor production/storage space with a W.C and tea point. The first floor provides an open plan office with W.C and tea point. Both the ground and first floor benefit from a new comfort cooling system. The property benefits from a roller shutter loading door and good levels of allocated parking.



Location

The Property is located on Foxholes Business Park approximately 1 mile south east of Hertford Town Centre. Hertford town centre provides shopping, restaurant and banking facilities and is within walking distance of the property as is Hertford East station serving London's Liverpool Street.



Accommodation

The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:

Name	sq ft	sq m
Ground - floor storage / production area	1,880	174.66
1st - offices	1,880	174.66
Total	3,760	349.32

Terms

The property is available to let on a new full repairing and insuring lease, for a term of years to be agreed.

EPC

Under reassessment, targeting level B

Viewing & Further Information



James Issako

01279 620 200 | 07817 269 490

ji@dww.co.uk

IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition; and
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(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 04/04/2024