

TO LET

**FORMER TRAINING BUILDING WITH PARKING AND GARDEN AREA
EXTENDING TO 1.2 ACRES.**

THE OLD STABLES TRAINING CENTRE Ponsbourne Park, The Drive, Newgate
Street, Hertford SG13 8QT



Features

- 2,938 Sq Ft (272.94 Sq M)
- £85,000 Per Annum
- 32 Car Spaces
- 53,000 sq ft Plot
- Two Storey Building
- New Lease Available
- All Uses Considered

Summary

This property consists of a 2 storey building forming part of the former Tesco Training Centre of Ponsbourne Park near Hertford. The property sits on its own plot of approx 1.2 acres which includes a hard surface car park of approx 6,000 sq ft (32 car spaces).

The property is 2,938 sq ft over 2 floors and in a basic condition with electric heating.

The property, with a large green plot, lends itself to a children's nursery, animal day-care centre, open/plant storage, education uses or offices.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
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E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Location

Ponsbourne Park is located within equal distance to the M25, A10 and A1 offering easy access to Cheshunt, Welwyn and Potters Bar. The property is approached via Newgate Street Village and sits within the grounds of Ponsbourne Park Hotel.

Description

The property is brick built under a pitched tiled roof with attractive Georgian sash windows. Overall the property is in good useable condition with Cat 2 lighting, electric wall heaters and fitted carpets. There are male and female WC facilities, showers and a kitchen.

Accommodation

Floor	Sq Ft	Sq M
Ground	2,497	232
First	441	41
Total	2,938	273

Tenure

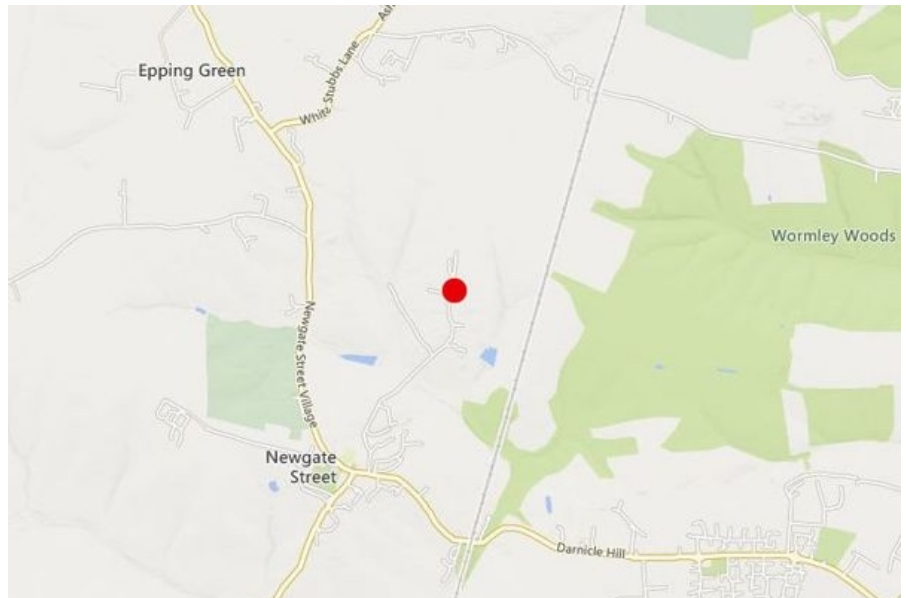
Leasehold

Terms

Available by way of a mid term lease of 5 years with a Landlords rolling break option after 3 years with 6 months prior notice. Rent upon application.

Business Rates

To be separately assessed.



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Viewing

Strictly by prior appointment via letting
agents Chamberlain Commercial.
Contact Tony Chamberlain - 07817
077077



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