

# The Chase

## Hertford SG13 7NN

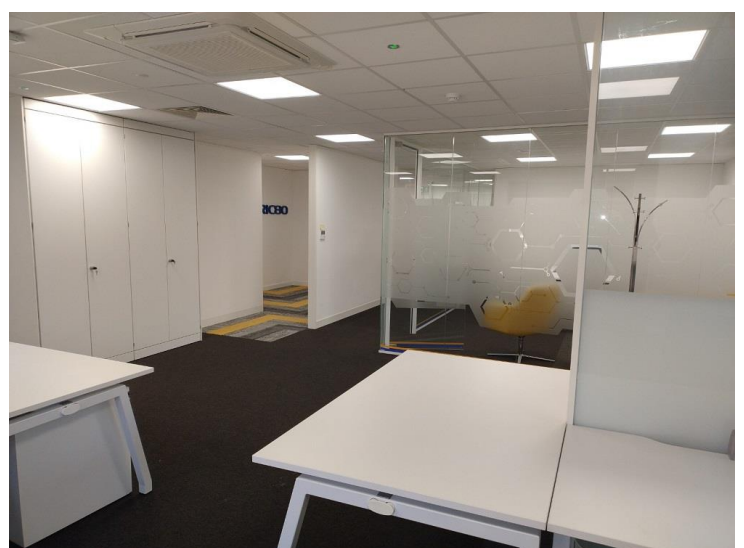
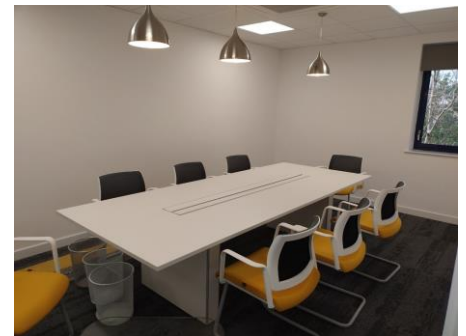


## TO LET

Superb First Floor Office Suite

**1,298 Sq Ft (Net) Approx.**

- Very high quality fit out
- Air conditioning
- 5 parking spaces
- Furniture available



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O25-11

# First Floor Offices, C2 The Chase Foxholes Business Park, John Tate Road Hertford SG13 7NN

## LOCATION

Hertford is an attractive office location and an historic county town with a town centre which is designated a Conservation Area offering an attractive shopping, working and recreational environment.

Communications are excellent.

It is located adjoining the A10 dual carriageway with the M25 just 8 miles to the south (junction 25). The A414 dual carriageway links the town to the A1(M) at Hatfield and the M11 at Harlow.

Public transport communications are also excellent with Hertford East station (Liverpool Street) and Hertford North (Moorgate and Kings Cross).

## DESCRIPTION

The property forms part of a campus of modern two /three storey campus office buildings located in the only business park in the town. The park fronts on to the main access into Hertford from the A10 next to the Mercedes dealership.

An extremely attractive and highly specified first floor suite with its own kitchen.

Features include:

- A range of high-quality partitioning
- Attractive modern low maintenance design
- Raised floors
- Air conditioning
- LED Lighting
- New finishes and carpets throughout
- Generous fenestration
- Full networked
- Tea point / kitchen

## APPROX. (NET INTERNAL) FLOOR AREA

1,298 Sq Ft

5 allocated spaces.

## TERMS

Available on a new lease for a term to be agreed.  
Rent £22,750 per annum.

In addition to the rent the occupier will also be responsible for the payment of a normal building service charge and landlord's third-party liability insurance.

## RATEABLE VALUE

Please see the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk). To be independently assessed.

## AVAILABILITY

Immediate upon completion of legal formalities.

## INSPECTION

Please contact Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) of Davies & Co on 01707 274237.

## NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: Category C (75)

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.