

# TO LET/FOR SALE

11 AND 15 WATERMARK WAY

FOXHOLES BUSINESS PARK HERTFORD SG13 7TZ



**TWO REFURBISHED FULLY SELF-CONTAINED  
OFFICE BUILDINGS  
EACH WITH 4 CAR PARKING SPACES**

**Approximately 931-1,862 sq ft (86.5-173 sq m)**

**Please refer to the important notices overleaf**

**01279 620 200**

**dww.co.uk**

## 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 properties in reliance upon them;

## DESCRIPTION:

No's 11 and 15 each comprise a two-storey, self-contained building. The offices benefit from gas central heating to radiators, suspended ceilings with recessed LED lighting and WCs at both ground and first floor levels. The buildings have just been refurbished internally. The buildings can easily be combined.

## LOCATION:

The Properties form part of the Watermark Way Development, which is situated within the modern environment of the Foxholes Business Park.

Hertford town centre with its shopping, restaurant and banking facilities is within walking distance of the property as is Hertford East station serving London's Liverpool Street.

## ACCOMMODATION:

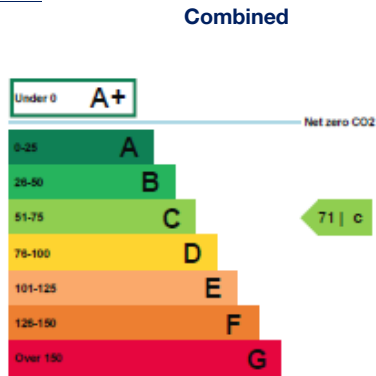
*The following are approximate Net Internal Areas measured in accordance with RICS Code of Measuring Practice:*

Unit 11	931 sq ft	86.5 sq m
Unit 15	931 sq ft	86.5 sq m

## FEATURES:

- Self-contained
- Redecorated and re-carpeted
- Suspended ceiling with recessed LED lighting
- 3-compartment skirting trunking
- Gas central heating to radiators
- New WCs
- 4 allocated parking spaces to each unit

## EPC:



A21008-11&15/Nov-21

## 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 (East Herts Council 01279 65261).
- \*Rates. Applicants are referred to the Local Billing Authority (East Herts Council 01279 65261) 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 at the top of this page.

- (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
- (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (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 artists' 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."

## TERMS:

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

Alternatively, the property is available to purchase on a long lease/virtual freehold basis. Terms upon application.

## RENT/PRICE PER UNIT:

Rent - £20,000pax + VAT  
Virtual Freehold – On application

## RATES:

According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) website, the Rateable Value is £25,250 for the units in combination.

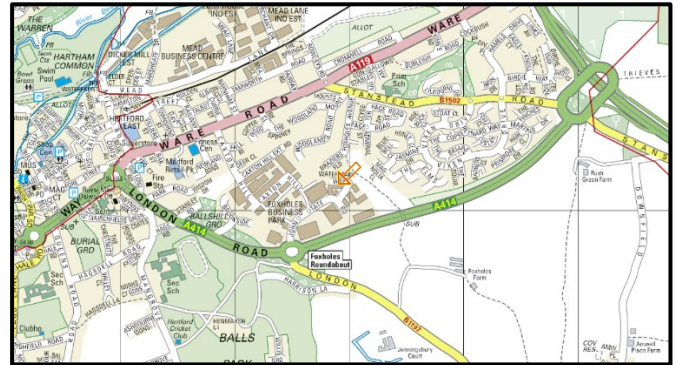
Qualifying occupiers will benefit from Small Business Rates Relief. Please refer to [www.gov.uk](http://www.gov.uk).

## SERVICE CHARGE:

Approximately £1,250 + VAT per annum. Details on request.

## LEGAL COSTS:

Each party to bear their own legal costs incurred in the transaction.



## FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the lessor's/vendor's sole agents:

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