

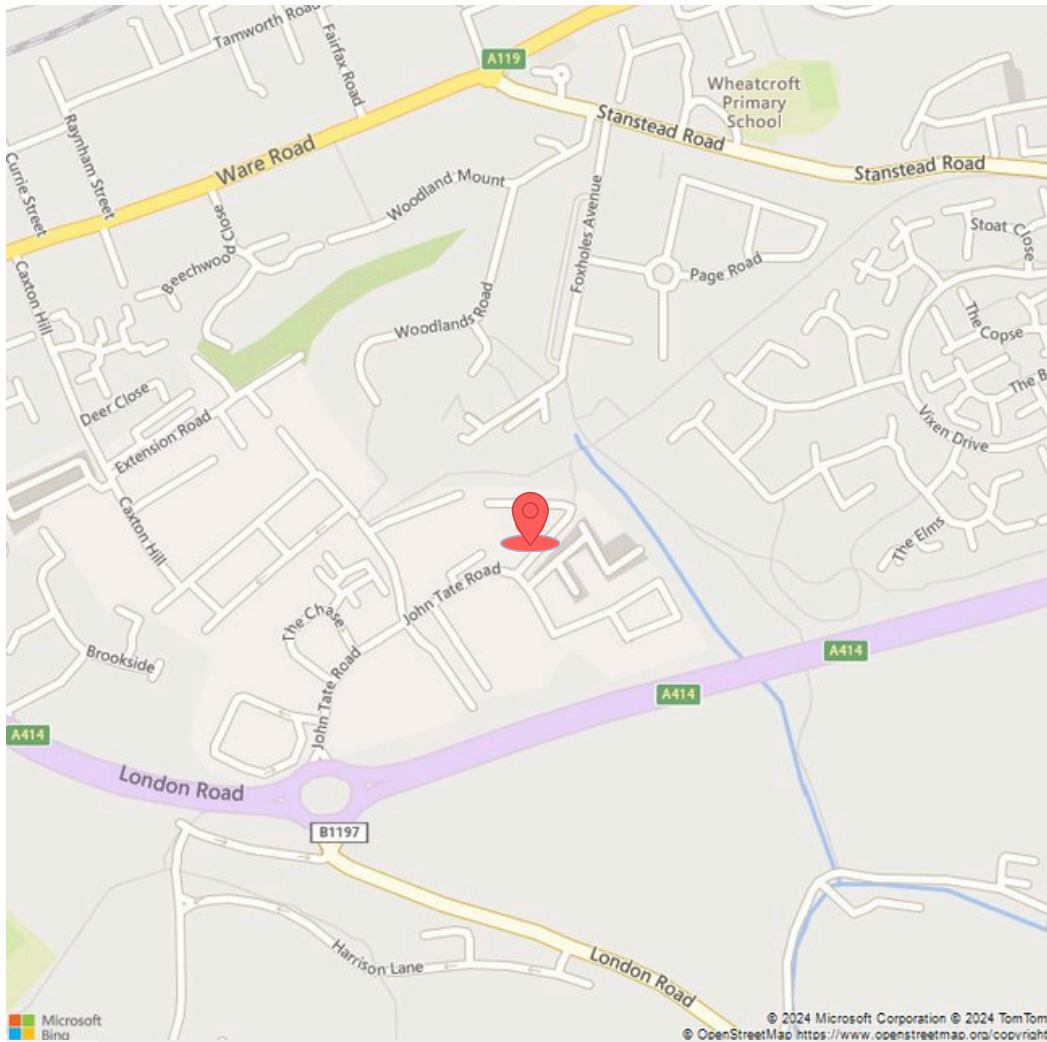
16 Watermark Way |
John Tate Road |
Foxholes Business Park |
Hertford | SG13 7TZ

Office To Let | 933 Sq.ft



Key features

- Totally self-contained office building
- Recently refurbished
- Gas fired central heating
- Ladies & gents WCs plus kitchenette
- 5 parking spaces



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Description

The property comprises a mid-terraced office building of brick construction under a pitched, tiled roof. It is arranged approximately evenly over ground and first floors, the first arranged as principally clear space, with the ground floor incorporating a private office and air-conditioned server room. Separate ladies and gents WC's are provided and in addition there is a kitchenette at first floor. There are 5 allocated parking spaces for the exclusive use of the tenant.

Location

Foxholes Business Park is an established business location approximately 1 mile east of Hertford town centre. The park is situated adjacent to the A414 which links Hemel Hempstead in the west with Harlow to the east, providing access to the M1, A1(M) and M11 motorways. The A10 is in close proximity providing swift access to the M25 (Junction 25) 10 miles to the south. Hertford East railway station provides a frequent service to London Liverpool Street with a journey time of circa 50 minutes. In addition Hertford North Station provides a fast service direct to Moorgate, with a journey time of 52 minutes.

Tenure

The unit is offered to let on a new lease for a term by negotiation.

Rent

£20,000 per annum exclusive.

Accommodation

Ground Floor Office		443 Sq.ft		41.2 Sq.m
First Floor Office		490 Sq.ft		45.5 Sq.m
TOTAL		933 Sq.ft		86.7 Sq.m

These floor areas are approximate and have been calculated on a net internal basis.

Rates

According to the Valuation Office website, the property has a rateable value of £14,250 which is likely to give rise to a payable figure of a little over £6,000pa. Interested parties should, however, confirm this figure by actual enquiry.

EPC

The property has an EPC rating of C68. Details available upon request.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

For viewings contact

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