Davies Hiller
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Hertford
Office
FOR SALE



HIGH QUALITY REFURBISHED OFFICE BUILDING
HALF LET / HALF VACANT
7,141 SQ FT (NET) APPROX.

Price: £1,500,000 + VAT

Building B The Chase
John Tate Road
Hertford
Hertfordshire
SG13 7NN

- Ground Floor Rental £65,000 p.a.
- 34 Car spaces (17 per floor)
- Prime Business Park Location.
- Direct access to A414 / A10
- Flexible open plan floors
- Attractive modern and low-maintenance design

Ref O12-5 (VB)

BUILDING B THE CHASE, JOHN TATE ROAD, HERTFORD, HERTFORDSHIRE, SG13 7NN

LOCATION

Hertford is an historic county town offering an attractive shopping, business, residential and recreational environment, with its town centre designated as a Conservation Area and notable attractions including Hertford Castle.

The town benefits from excellent road communications, being situated on the A10 dual carriageway approximately 8 miles north of the M25 (Junction 25). The A414 provides direct links to the A1(M) at Hatfield and the M11 at Harlow.

Rail services are also readily accessible from Hertford East, providing services to Liverpool Street, and Hertford North, with services to Moorgate.

The property is situated on Foxholes Business Park, a modern business park on the edge of the town, fronting the principal dual-carriageway approach into Hertford from the A10.

ACCOMMODATION

The property forms part of a larger complex of modern two-storey campus-style office buildings, located on the Foxholes Business Park just behind the Mercedes-Benz dealership.

It comprises a detached, brick-built building of attractive modern design, benefiting from generous natural light through extensive glazing and providing fully fitted office accommodation.

First Floor

The first floor is vacant and comprises a modern, open-plan, air-conditioned office suite. The accommodation has been comprehensively refurbished and benefits from new recessed LED lighting, carpeting and redecorations throughout.

It is capable of being divided to provide two suites.

Ground Floor

The ground floor is let to Medice UK Ltd (Company No. 11850750) for a term expiring on 1 April 2035 at an initial rent of £65,000 per annum. There is a tenant-only break option and rent review on 31 March 2030.

FLOOR AREAS (approx. NIA)		Sq Ft
Ground Floor	Let	3,643
First Floor	Vacant	3,498
TOTAL		7,141

TERMS

Available for sale by way of a long lease for a term of 999 years from 20 June 2015, at a fixed ground rent of £250 per annum, together with the benefit of the rental income from the ground floor. **Price: £1,500,000 plus VAT.**

BUSINESS RATES

Please refer to the Valuation Office Agency website (www.voa.gov.uk). Indicated Rateable Values are £70,000 for the ground floor and £65,000 for the first floor.

Rates payable 48% of the Rateable Value for the year ending 31 March 2027. The ground-floor tenant is responsible for payment of their own business rates.

EPC

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For further information please contact Davies Hiller on 01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). 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-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.

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