Davies
01707 274237

Hertford
Office
TO LET



REFURBISHED FIRST FLOOR OFFICE SUITE
1,615 OR 1,873 OR 3,498 SQ FT

Rent: £20.00 per sq ft per annum

Building B (First Floor)
The Chase
John Tate Road
Hertford
Hertfordshire
SG13 7NN

- Modern Campus Setting
- 17 car spaces
- Direct access to A414 / A10
- Air Conditioned / Raised access floors

Ref O12-5

BUILDING B (FIRST FLOOR), THE CHASE, JOHN TATE ROAD, HERTFORD, HERTFORDSHIRE, SG13 7NN

LOCATION

The property is located on a modern business park on the edge of Hertford (behind the Mercedes dealership) with a direct dual carriageway link to the A10. The town centre is within convenient walking distance.

Hertford offers a particularly attractive office location.

It is an historic county town with a town centre which is designated a Conservation Area and includes a Castle. It offers a quality shopping, working, residential and recreational environment.

Communications are excellent.

It is located adjoining the A10 dual carriageway just 8 miles to the north of the M25 (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) easily accessible.

ACCOMMODATION

A detached, two-storey, brick-built campus-style office building.

The available accommodation comprises a modern open-plan first-floor office suite, available as a whole or split into two suites of approximately 1,615 sq ft and 1,873 sq ft.

The accommodation has been comprehensively refurbished and benefits from new carpeting and redecoration throughout. Further features include:

* Attractive, modern and low-maintenance design
* Raised access floors
* Recessed LED lighting
* Air conditioning
* Generous natural light with extensive glazing

The first floor benefits from 17 allocated parking spaces. If the accommodation is divided, the parking allocation will be apportioned between the two suites on a pro-rata basis.

FLOOR AREAS (approx. NIA)		Sq Ft
First Floor	1,615 or 1,873	or 3,498
TOTAL		3,498

TERMS

Available to let on a new lease for for a term to be agreed.
Rent £20 per sq ft per annum.

All terms are subject to VAT.

SERVICE CHARGE

TBC + electricity consumption (electrical A/C no gas)

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £65,000.

Rates payable approx. 48% for the y/e 31/3/2027. If the floor is subdivided, a new assessment will be required.

EPC

Category D (78)





For further information please contact Davies & Co on 01707 274237

Daniel Hiller d.hiller@davies.uk.com
Clay Davies c.davies@davies.uk.com

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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