Davies Hiller
01707 274237

Hertford
Office
TO LET



MODERN GROUND FLOOR OFFICE SUITE
1,675 SQ FT

Rent: £32,750 p.a.

Ground Floor Unit C1
The Chase
John Tate Road
Hertford
Hertfordshire
SG13 7NN

- Recently Refurbished
- LED Lighting and Air Conditioning
- Allocated Parking
- Existing Glazed Offices
- Shared Kitchen and Breakout Area
- Additional Meeting Rooms Available

Ref O27-9

GROUND FLOOR UNIT C1, 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 an open-plan ground floor office suite.

It has been comprehensively refurbished and benefits from new carpeting and redecoration throughout. The suite also features the following:

* Attractive modern, low-maintenance design
* Raised access floors
* Recessed LED lighting
* Air conditioning
* Generous natural light and glazing
* High quality glazed partitioning
* Server room
* Shared kitchen / breakout area
* Shared meeting room with 1st floor occupier.

The property benefits from 4 parking spaces included within the demise.

FLOOR AREAS (approx. NIA)	Sq Ft
Ground Floor	1,675
TOTAL	1,675
Car Parking Spaces	4

TERMS
Available to let on a new lease for for a term to be agreed.

All terms are subject to VAT.

SERVICE CHARGE
The service charge is running at £18,529 pa however please note that this include utility consumption for the suite being marketed.

BUSINESS RATES
Please refer to the Local Authority for information on rates. The payable figure estimated to be £5,500 pa however this is being confirmed.

EPC
C (69)





For further information please contact Davies & Co 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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