



PRESTIGIOUS OPEN PLAN OFFICES
597 - 2,254 SQ FT (NIA) APPROX.

Rent: £22.50 per sq ft per annum

**Stag House
Old London Road
Hertford
Hertfordshire
SG13 7LA**

- Town Centre location
- Newly decorated and carpeted.
- Manned reception
- Onsite parking
- Flexible leases available

STAG HOUSE, OLD LONDON ROAD, HERTFORD, HERTFORDSHIRE, SG13 7LA

LOCATION

Hertford is an historic country Town and an attractive business, retail and residential centre. There are excellent connections with the M25 situated just 8 miles to the south via the A10 and the A414 linking dual carriage way (for Liverpool Street) to the M1 at Hemel Hempstead via Hatfield and the M11 at Harlow. Hertford East station is close by and Hertford North (for Moorgate and Kings Cross) is easily accessible.

Stag House is the major landmark office building in Hertford located on the edge of the Town Centre in a highly prominent position at the junction of Gascoyne Way, London Road and Ware Road.

It is close to all Town Centre amenities and convenient for trunk road links.

ACCOMMODATION

A detached four-storey office building constructed in 1989, benefiting from a manned reception and two passenger lifts.

The available accommodation comprises three office suites on the second and third floors, all of which have been refurbished to provide open-plan, air-conditioned space with excellent natural daylight.

Suite 2 on the second floor has been extensively fitted out by the previous occupier to include high-quality glazed meeting rooms and private offices, together with a modern kitchen and office furniture. This provides an incoming occupier with the opportunity to move straight in, potentially with minimal additional fit-out costs.

Car Parking:

Suite 1 - Third Floor: 1 parking space

Suite 2 - Second Floor: 8 parking spaces

Suite 3 - Second Floor: 3 parking spaces

FLOOR AREAS (approx. NIA)		Sq Ft
3rd Floor	Suite 1	597
2nd Floor	Suite 2	2,254
2nd Floor	Suite 3	1,015
TOTAL		2,254

TERMS

Each of the three available suites is offered to let on a new, flexible lease, for a term to be agreed, at a quoting rent equivalent to £22.50 per sq ft per annum, plus VAT. In addition to the rent, tenants will be responsible for a service charge, building insurance and business rates.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessments

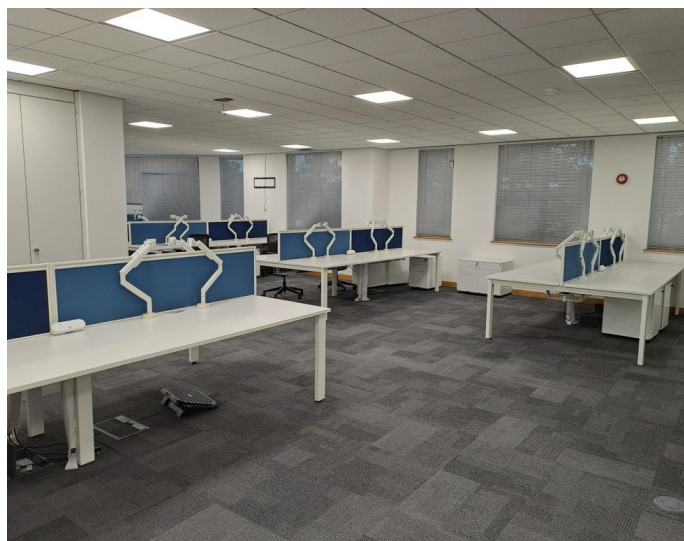
Suite 1 – Third Floor: £10,000

Suite 2 – Second Floor: £36,250

Suite 3 – Second Floor: £17,250

For the year ending 31/03/2027, business rates are calculated using the applicable multiplier, 43.2p in the pound. The occupier of Suite 1 3rd floor may be eligible for Small Business Rate Relief, subject to meeting the relevant qualifying criteria.

EPC C(71)



For further information / viewing please contact Daniel Hiller or Clay Davies at Davies Hiller on 01707 274237

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-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

**Davies
Hiller**
01707 274237