Davies Hiller
01707 274237

Hertford
Office
TO LET



PRESTIGIOUS OPEN PLAN OFFICES
597 - 2,254 SQ FT (NET) 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

Ref O55-9

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

LOCATION

Hertford is an historic county town and an attractive commercial, retail and residential centre. It benefits from excellent road communications, with the M25 approximately 8 miles to the south via the A10. The A414 provides an important east-west route, linking Hertford with the M11 at Harlow to the east and, via Hatfield, the M1 at Hemel Hempstead to the west.

Hertford is also well served by rail, with Hertford East station providing direct services to London Liverpool Street, whilst Hertford North offers direct services to both Moorgate and London King's Cross.

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 prestigious, modern, detached four-storey office building, 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 if required. This provides an incoming occupier with the opportunity to move straight in 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 suite is offered on a new, flexible lease, for a term to be agreed, at a quoting rent of £22.50 per sq ft p.a. plus VAT.

In addition to the rent, tenants will be responsible for a service charge for shared costs in the building, building insurance and business rates.

BUSINESS RATES

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

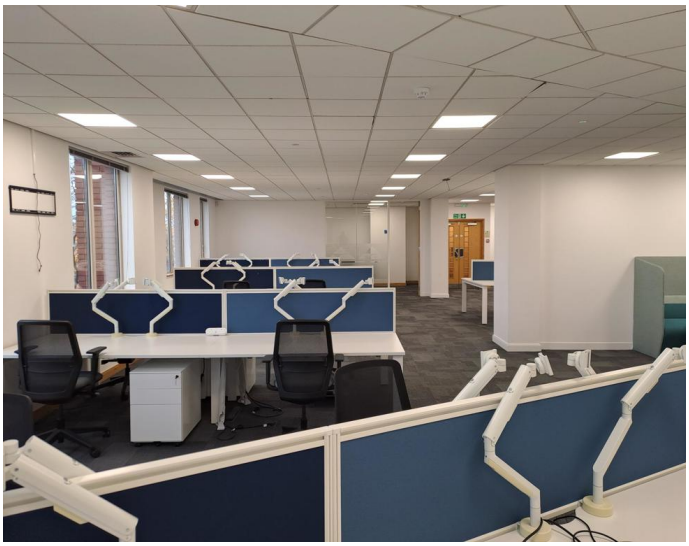
Suite 1 – Third Floor: £10,000
Suite 2 – Second Floor: £36,250
Suite 3 – Second Floor: £17,250

For the year ending 31/03/2027, rates payable are calculated using the multiplier 43.2%. 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-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.

Davies Hiller
01707 274237