Davies Hiller
01707 274237

Hertford
Office
TO LET



SUPERB TOWN CENTRE OFFICES
907 - 1,590 SQ FT (NET) APPROX.

Rent: £27.50 per sq ft per annum

Prince Of Wales House
3 Bluecoats Avenue
Hertford
Hertfordshire
SG14 1PB

- An outstanding office location in Hertford
- Up to 9 parking spaces
- Mix of private and open plan space
- Self contained

Ref O54-5

PRINCE OF WALES HOUSE, 3 BLUECOATS AVENUE, HERTFORD, HERTFORDSHIRE, SG14 1PB

LOCATION

Hertford is an historic county town located amongst some of Hertfordshire's most attractive countryside. The town centre, which is a designated Conservation Area, offers a most attractive and characterful shopping, working and recreational environment.

The M25 is situated just 8 miles to the south whilst the A414 dual carriageway links the town to the A1(M) at Hatfield and the M11 at Harlow.

Transport communications are excellent with Hertford East station (offering fast and frequent train journeys to Liverpool Street) situated immediately adjoining and Hertford North (for Moorgate and Kings Cross) also easily accessible.

ACCOMMODATION

An outstanding Queen Anne-style office building forming part of Bluecoats Avenue, an attractive and characterful mixed-use development comprising both office and residential accommodation. Set within a tree-lined avenue of eight similar buildings, this unique development occupies a prominent position on the eastern edge of Hertford town centre, adjoining Tesco, with direct access from the A414 and close to Hertford North railway station.

The available accommodation comprises the entire first floor, providing a well-presented mix of private and medium-sized offices together with a kitchen and a larger open-plan office area. The accommodation has been sympathetically decorated and fitted out, incorporating glazed partitioning and existing office furniture, offering an incoming occupier the opportunity to move straight in with minimal additional fit-out costs.

The landlord's preference is to let the entire first floor to a single occupier, although consideration will also be given to letting the larger individual office separately.

Features include:

* Attractive period features throughout.
* A mixture of private offices and open-plan accommodation.
* Glazed partitioning.
* Existing office furniture.
* Radiator central heating.
* Carpets and newly decorated accommodation.
* Kitchen facilities.
* Male and female WC facilities.
* 9 allocated car parking spaces.

FLOOR AREAS (approx. NIA)		Sq Ft
First Floor	907 -	1,590
TOTAL		1,590
Car Parking Spaces		Upto 9

TERMS

The accommodation is available to let on a new flexible lease for a term to be agreed.

The quoting rent is £27.50 per sq ft per annum, exclusive of VAT, with a building service charge of £12.50 per sq ft per annum payable in addition.

The service charge includes heating, lighting and power consumption, office and window cleaning, waste disposal, building insurance and external repairs.

The tenant will be responsible for their own IT and telephone costs, contents insurance and business rates (where applicable).

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). There are currently 3 separate assessments of £16,500, £11,250 and £12,000.

Rates payable approx. 43.2% for the y/e 31/3/2027. However, the respective occupiers may be eligible for Small Business Rate Relief, subject to meeting the relevant qualifying criteria.

EPC

Category D (96).

For further information / viewing 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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