

STAG
HOUSE

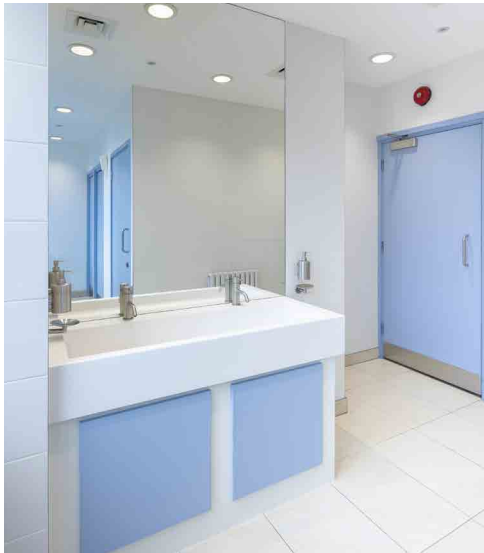
**MODERN REFURBISHED
AIR-CONDITIONED OFFICES
TO LET**

**SUITES AVAILABLE FROM
746 SQ FT - 2,120 SQ FT**

OLD LONDON ROAD
HERTFORD SG13 7LA

A MODERN LANDMARK OFFICE BUILDING IN THE HEART OF THE TOWN

Hertford is a historic market town 20 miles north of London in the East Hertfordshire countryside, an area often regarded as one of the most desirable in the UK. Stag House is at the heart of Hertford town centre surrounded by a variety of restaurants, shops and pubs.



Stag House is a detached 4 storey landmark office building. The available accommodation is clear open plan, air conditioned space serviced by two passenger lifts and a manned reception. The property benefits from 88 on site car parking spaces and has been refurbished to a high standard.



ACCOMMODATION

The Available Accommodation Comprises The Following Approximate Net Internal Floor Areas:

	Suite	Sq Ft	Sq M	Parking
First Floor	2	1,203	111.76	5
Second Floor	Suite 1	2,120	196.95	8
	3	1,053	97.80	3
Third Floor	Suite 3*	746	69.30	2
	4*	766	71.16	2

*These suites can be combined

AMENITIES



KITCHEN /
BREAKOUT AREA



AIR
CONDITIONING



ONSITE CAR
PARKING



TWO
LIFTS



NEWLY REFURBISHED
MANNED RECEPTION



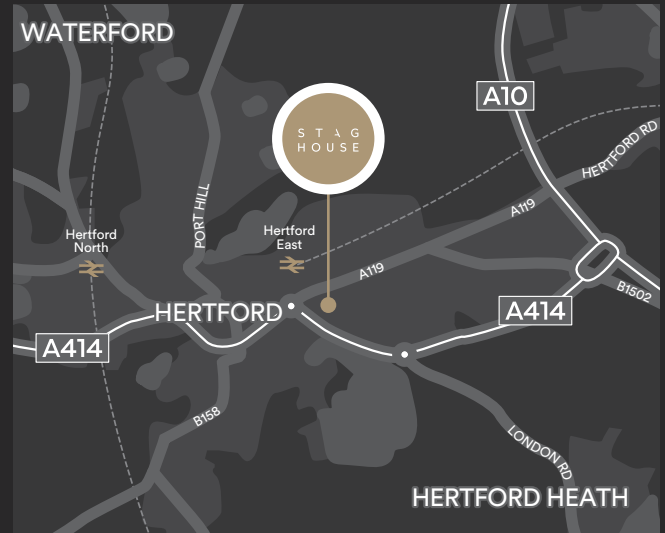
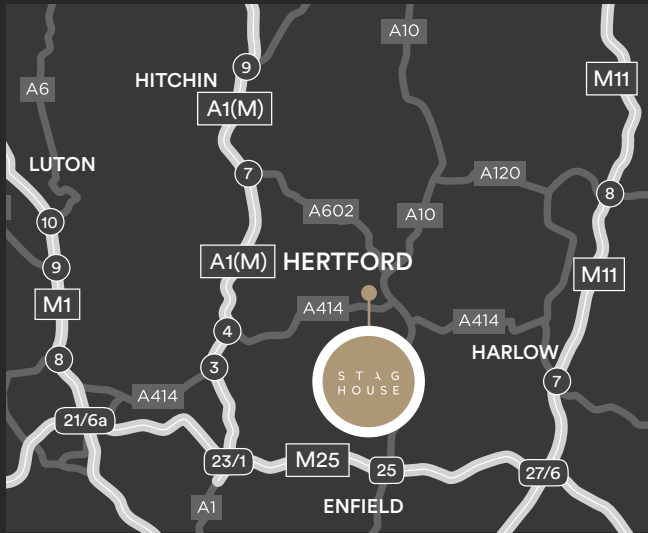
RAISED
FLOORS



EV CHARGING
POINTS



EPC
RATING C



LOCATION IS KEY

Stag House is situated at the junction with Old London Road (A414) and Ware Road (A119) close to Hertford town centre. The town offers excellent access to the A10 which links with the M25 and the A1(M).



The town is served by two train stations, Hertford East station, providing a service to Liverpool Street and Hertford North, providing services to Moorgate and King's Cross. Stansted and Luton airports are within a 30 minute drive time. Excellent retail and restaurant facilities are within a short walk.

bf.
brasier freeth

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Rent & Service Charge
Rent and leasing terms on application

Business Rates
Upon Application

EPC Rating
D – 95

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