



**AITCHISON  
RAFFETY**



- First floor office suite
- Recently refurbished
- Full VAV air conditioning
- LED lighting
- Upgraded staff facilities
- 7 allocated parking spaces
- Easy access to A10
- Tenant incentives available

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Tate House 1-3 Watermark Way, Foxholes Business Park, Hertford, SG13 7TZ

Refurbished Open Plan Office Suite

Approx. 1,535 Sq Ft (142.6 Sq M)

**To Let**

# First Floor, Tate House 1-3 Watermark Way, Foxholes Business Park, Hertford, SG13 7TZ



## Description

The property features open-plan office space on the first floor of a prominent two-story building.

The recently refurbished offices include air conditioning, LED lighting, an access floor, and upgraded staff amenities. A comprehensive redecoration program has been completed, along with the installation of new floor coverings throughout.

Additionally, the suite benefits from 7 designated car parking spaces.

## Location

The property is located on Watermark Way within Foxholes Business Park which is under a mile to the south of Hertford town centre. Foxholes is an out of town business park in Hertford, surrounding properties are predominantly offices and industrial properties. The business park is located just off the A414 and one mile to the west of the A10.

## Rent

£34,950 per annum exclusive

## Terms

Available to let on a new effectively fully repairing and insuring lease for a term of years to be agreed

## Business Rates

The office suite needs to be reassessed however from online enquiries, we estimate the rates payable to be in the region of £12,660 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

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## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. This is currently set at £7.30/sf

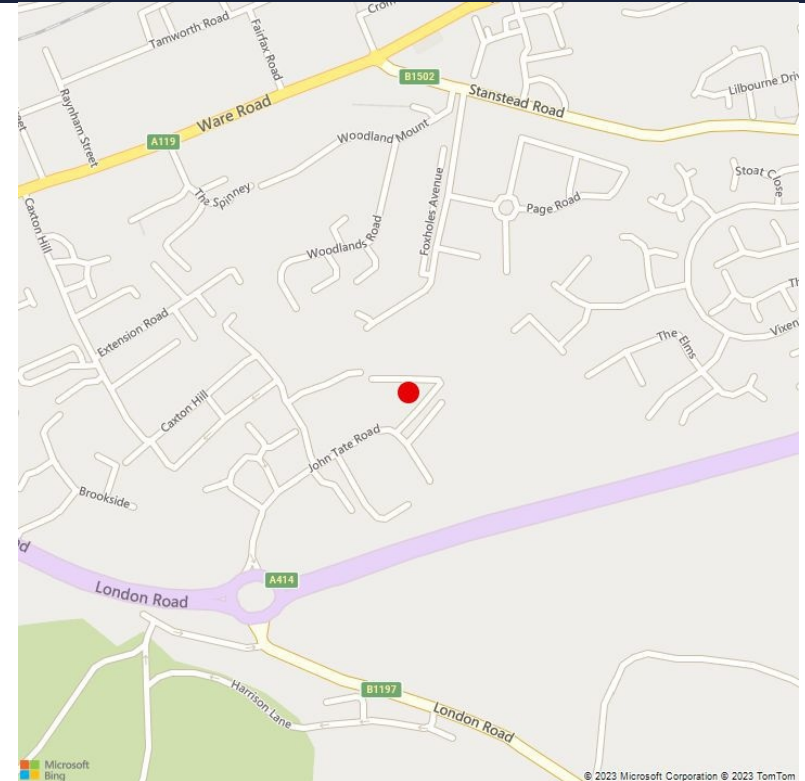
Please contact for more information.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Joint Agents

Simon Beeton at DWW 01279 620 200. scb@dww.co.uk



## Viewings

By appointment only with joint agents Aitchison Raffety  
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