

5 Harforde Court
Foxholes Business Park
Hertford, SG13 7NW



■ Key features

- Comfort cooling throughout.
- High quality glazed partitioning.
- High quality kitchen/break out area.
- 5 Allocated parking spaces.
- EV charging point.

■ Description

The unit is an end of terrace building of steel frame construction, with elevations comprising a mix of facing brickwork and extensive glazing.

The ground floor is arranged in an open plan fashion and incorporates a kitchen/break out area.

The first floor comprises an open plan office with two private offices constructed using high quality, full height glazing which preserves good natural light throughout the floor.

■ Accommodation

First Floor	947 Sq. ft	87.98 Sq. m
Ground Floor	947 Sq. ft	87.98 Sq. m
Total	1,894 Sq. ft	175.96 Sq. m

These floor areas are approximate and have been calculated on a gross internal basis.

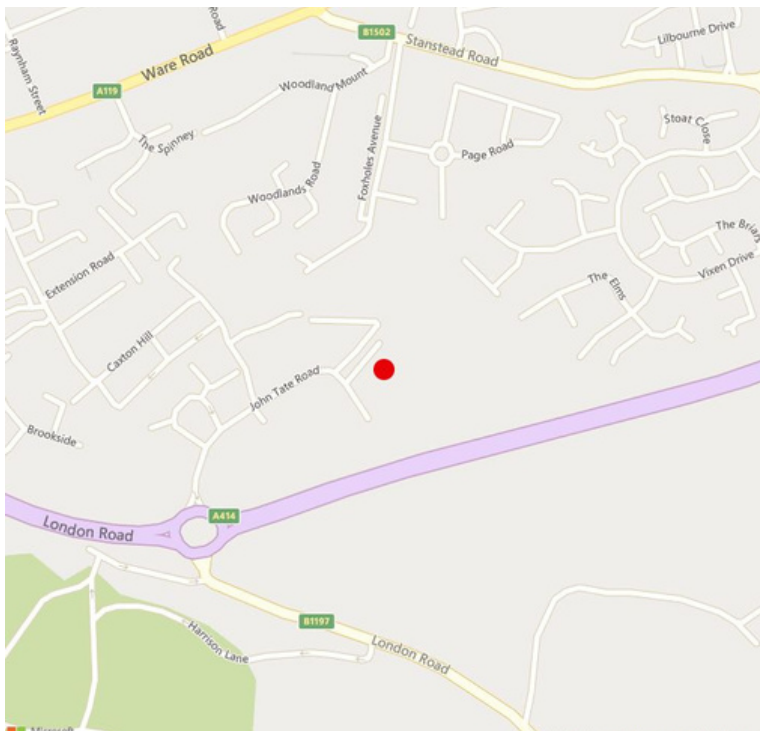
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Location

Foxholes Business Park is an established business location approximately 1 mile east of Hertford Town Centre.

The park is situated adjacent to the A414 which links Hemel Hempstead in the west with Harlow to the east, providing access to the M1, A1(M) and M11 motorways. The A10 is in close proximity providing swift access to the M25 (Junction 25) 10 miles to the south.

Hertford East Railway Station provides a frequent service to London Liverpool Street with a journey time of circa 50 minutes. In addition Hertford North Station provides a fast service direct to Moorgate, with a journey time of 52 minutes.

Tenure

The unit is offered to let on a new lease for a term by negotiation.

Rent

£33,200 per annum exclusive.

Rates

According to the Valuation Office website, the unit has a rateable value of £24,250, resulting in a payable figure of approximately £12,400. Certain businesses may benefit from small business relief, interested parties should make their own enquiries in this regard.

EPC

The unit has an EPC rating of D - 78.

Service charge

There is an estate service charge for the upkeep of the communal estate roads, landscaping and external areas, presently circa 82p, psf, per annum.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. In accordance with the current Anti-money laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete transactions.

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