



**NEWLY FORMED GROUND FLOOR OFFICE SUITE
797 SQ FT**

Rent: £17,500 p.a.

**C4 (Part Ground Floor)
The Chase
John Tate Road
Hertford
Hertfordshire
SG13 7NN**

- Air conditioned
- 4 car parking spaces
- Raised access floors and LED lighting
- Private meeting room
- Recently refurbished.
- Direct Access to A414 / A10

C4 (PART GROUND FLOOR), THE CHASE, JOHN TATE ROAD, HERTFORD, HERTFORDSHIRE, SG13 7NN

LOCATION

Hertford offers a particularly attractive office location. It is an historic county town with a town centre which is designated a Conservation Area with a Castle and offers a quality shopping, working, residential and recreational environment.

Communications are excellent.

It is located adjoining the A10 dual carriageway just 8 miles to the north of the M25 (junction 25). The A414 dual carriageway links the town to the A1(M) at Hatfield and the M11 at Harlow. Rail links are also excellent with Hertford East station (Liverpool Street) and Hertford North (Moorgate).

The property is located on a modern business park on the edge of Hertford behind the Mercedes dealership and with a direct dual carriageway link to the A10. The town centre is within convenient walking distance.

ACCOMMODATION

The property forms part of a campus of modern, two-storey office buildings located within the town's only business park. The park enjoys a prominent position fronting the main access route into Hertford from the A10, situated adjacent to the Mercedes-Benz dealership.

The accommodation will comprise a newly refurbished private suite on the south-western side of the ground floor, to be created by the landlord, who will retain the remaining ground floor space. The tenant will benefit from shared use of the kitchen and WC facilities.

Key features include:

- * LED lighting
- * Air conditioning
- * Raised floors
- * Attractive architectural design
- * Fully networked
- * Directors office / meeting room
- * Kitchen

The demise includes 4 allocated parking spaces.

FLOOR AREAS (approx. NIA)

Sq Ft

Ground Floor 797

TOTAL 797

TERMS

Available from an early date on a new lease for a term to be agreed. Rent £17,500 per annum.

Unless otherwise stated all prices, rent or other stated costs are subject to VAT.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £16,500.

Rates payable approx. 43.2% for the y/e 31/3/2027.

EPC

Category B(42)



For further information please contact Davies & Co on
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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-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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