



**AITCHISON  
RAFFETY**



- First floor office suite
- Recently refurbished
- Full VAV air conditioning
- LED lighting
- Upgraded staff facilities
- 19 allocated parking spaces and EV Chargers
- Easy access to A10
- Shower facilities
- 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 - 4,129 Sq Ft (142.6 - 383.58 Sq M)

**To Let**

# First Floor, Tate House 13 Watermark Way, Foxholes Business Park, Hertford, SG13 7TZ



## Rent

Suite A	1,535 sq ft	£33,950 pa
Suite B	2,594 sq ft	£55,950 pa
<b>Total</b>	<b>4,129 sq ft</b>	<b>£88,950 pa</b>

## Floor Area

Suite A	1,535 sq ft	142.60 sq m
Suite B	2,594 sq ft	240.98 sq m
<b>Total</b>	<b>4,129 sq ft</b>	<b>383.58 sq m</b>

## 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 is currently assessed as a whole, with a rateable value of £69,500 and rates payable in the region of £35,700 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

D

## 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.

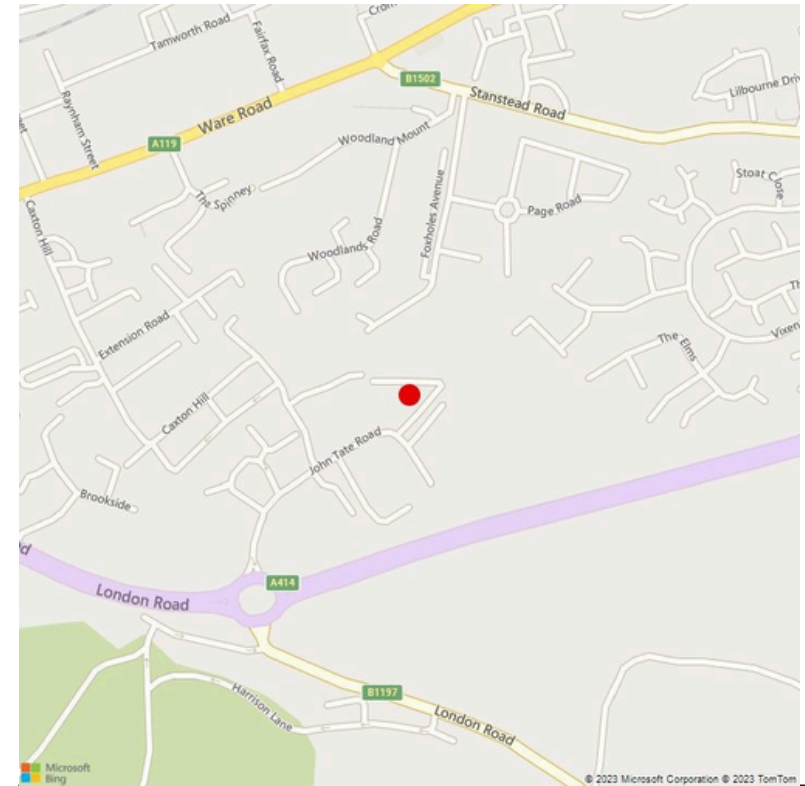
## Legal Costs

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

## Joint Agent

Simon Beeton, Derrick Wade Waters

01279 620 225  
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## Description

The property comprises a first-floor office suite within a prominent two-storey building. The accommodation provides open-plan office space, meeting rooms, and two kitchenettes. The building also benefits from a DDA-compliant lift and shower facilities.

The offices have been recently refurbished and feature air conditioning, LED lighting, raised access flooring, and upgraded staff amenities. A full redecoration has been completed, together with the installation of new floor coverings throughout.

The suite offers flexibility and could be subdivided into two separate suites to accommodate individual tenant requirements. In addition, the property benefits from nineteen allocated car parking spaces giving a very good ratio of 1:217.

## 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.

## Viewings

By appointment only with sole agents Aitchison Raffety  
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