



REFURBISHED FIRST FLOOR OFFICE SUITE
1,600 - 3,638 SQ FT

Rent: £20 per sq ft per annum

Building B (First Floor)
The Chase
John Tate Road
Hertford
Hertfordshire
SG13 7NN

- Modern Campus Setting
- 17 car spaces
- Direct access to A414 / A10
- Air Conditioned / Raised access floors

BUILDING B (FIRST FLOOR), THE CHASE, JOHN TATE ROAD, HERTFORD, HERTFORDSHIRE, SG13 7NN

LOCATION

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

Hertford offers a particularly attractive office location.

It is an historic county town with a town centre which is designated a Conservation Area and includes a Castle. It 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.

Public transport communications are also excellent with Hertford East station (Liverpool Street) and Hertford North (Moorgate) easily accessible.

ACCOMMODATION

A detached, two-storey brick-built campus-style office building.

The available accommodation comprises an open-plan first-floor office suite available as a whole of 3,638 sq ft or in 2 suites of approx. 1,600 sq ft and 1,800 sq ft.

It has been comprehensively refurbished and benefits from new carpeting and redecoration throughout. The suite also features the following:

- * Attractive modern, low-maintenance design
- * Raised access floors
- * Recessed LED lighting
- * Air conditioning
- * Generous natural light and glazing

The first floor benefits from 17 parking spaces, with the parking allocation to be apportioned on a pro-rata basis should the space be divided.

FLOOR AREAS (approx. NIA)		Sq Ft
First Floor	1,600 or 1,800	or 3,638
TOTAL		3,638

TERMS

Available to let on a new lease for for a term to be agreed.
Rent £20 per sq ft per annum.

All terms are subject to VAT.

SERVICE CHARGE

TBC + electricity consumption (electrical A/C no gas)

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £65,000.

Rates payable approx. 48% for the y/e 31/3/2027. If the floor is subdivided, a new assessment will be required.

EPC

Category D (78)



For further information please contact Davies & Co on 01707 274237

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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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