



## Ground Floor

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

### Refurbished open plan offices

**1,802 to 4,129 sq ft**  
(167.41 to 383.60 sq m)

- Ground floor within a two storey detached building
- Air conditioning
- LED lighting
- 19 parking spaces

# Ground Floor, 1-3 Tate House, Watermark Way, Hertford, SG13 7TZ

## Summary

<b>Available Size</b>	1,802 to 4,129 sq ft
<b>Rent</b>	£22 per sq ft
<b>Business Rates</b>	According to The Valuation Office Agency website <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> the Rateable Value is £66,000 from April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
<b>Service Charge</b>	£7.30 per sq ft Excluding gas and electricity
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D

## Description

The property comprises open plan offices forming the ground floor of a prominent two storey building. The space can be divided into two suites.

There are excellent levels of natural daylight.

The refurbished accommodation offers air conditioning, LED lighting, an access floor and upgraded staff facilities. There has been a comprehensive program of redecoration and there are new floor coverings throughout. The suite also benefits from 19 allocated car parking spaces.

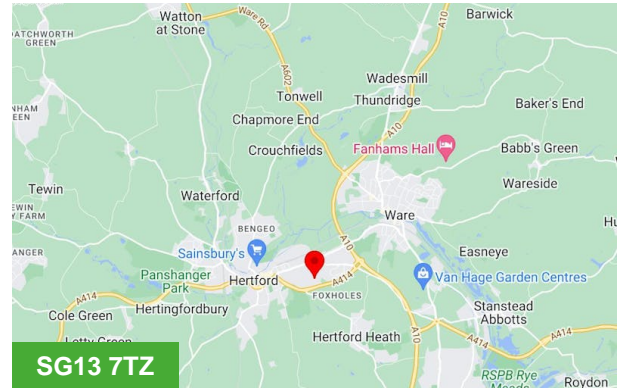
## Location

The Property is part of the Watermark Way development which is situated within the modern environment of Foxholes Business Park.

Hertford town centre with its shopping, restaurant and banking facilities is within walking distance of the property as is Hertford East station serving London's Liverpool Street. The Park offers rapid access to the A10 which serves Cambridge to the North and the City to the South. The A414 also offers good east and west road links.

## Terms

The Property is available to let on a new effectively fully repairing and insuring lease for a term of years to be agreed.



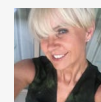
## Viewing & Further Information



**Simon Beeton**

01279 620225 | 07976 523 373

[scb@dww.co.uk](mailto:scb@dww.co.uk)



**Elizabeth Finch**

01279 620 222 | 07375 405 086

[ef@dww.co.uk](mailto:ef@dww.co.uk)

### IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

### MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:  
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;  
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;  
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;  
(iv) All prices quoted in these particulars may be subject to VAT in addition; and  
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;  
(vi) All quoting rents, prices and terms are expressed subject to contract;  
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 05/11/2025