

SELF-CONTAINED OFFICE BUILDING TO - LET

2,037 Sq ft (189.24Sq M)

**brasier
freeth.**
CHARTERED SURVEYORS

Wentworth Lodge
Great North Road
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9 HARFORDE COURT, FOXHOLES BUSINESS PARK, HERTFORD SG13 7NW

KEY FEATURES

- Undergoing a Comprehensive Refurbishment
- New Cooling System
- New Carpets and Decorations
- New suspended ceiling with LED lighting
- 7 Parking Spaces
- Ladies and Gents WC's
- Kitchen/tea point

ACCOMMODATION

	sq ft	sq m
First Floor	1,061	98.57
Ground Floor	976	90.67
Total	2,037	189.24

DESCRIPTION

The unit comprises a modern office building arranged over ground and first floors that occupies a prominent corner position. It therefore benefits from particularly good natural light.

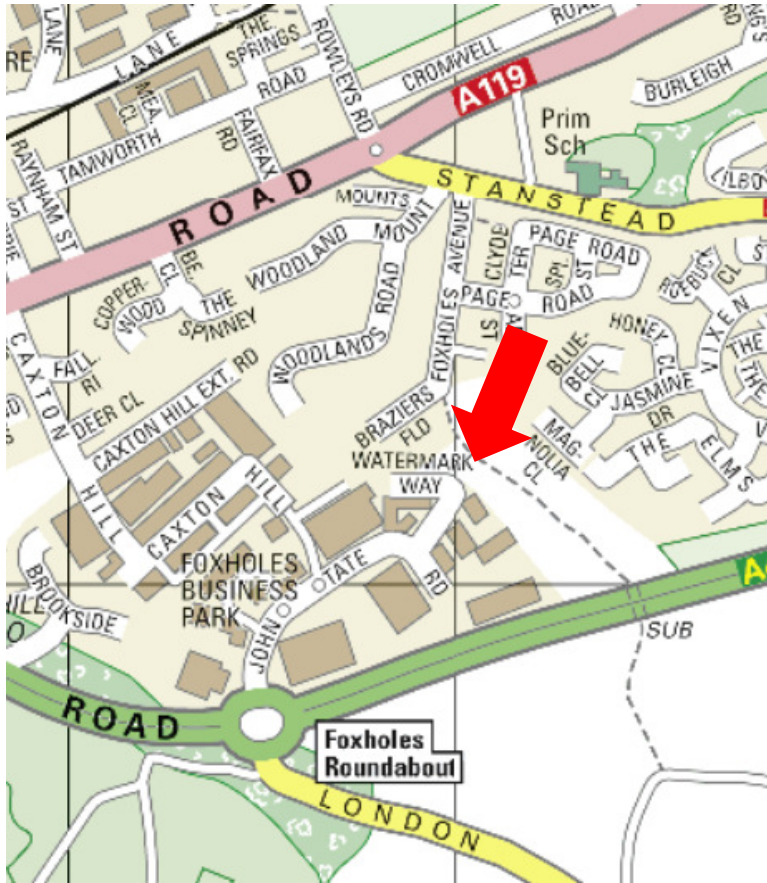
It is currently in the process of being comprehensively refurbished to a high standard, with each floor being offered as flexible open plan space.

VIEWING | Strictly by appointment through this office with:

Graham Ricketts
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Jack Woolf
01707 242952
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020 7087 5353
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LOCATION

Hertford is an attractive town some 25 miles north of Central London, approximately equidistant between the A1M and M11 motorways. Foxholes Business Park is an established business location approximately 1 mile east of the town centre.

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

Hertford East railway station is within walking distance and provides a good service to London Liverpool Street, with a journey time of circa 50 minutes.

Luton airport is 20 miles to the North West and Stansted airport is 20 miles to the north east.

TENURE

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

RENT

£40,740.00 per annum exclusive plus VAT (if applicable).

EPC RATING

The EPC rating for the building is presently D81, which may vary upon completion of the refurbishment. A copy of the certificate can be made available upon request.

BUSINESS RATES

According to The Valuation Office website (www.voa.gov.uk) the unit has a current rateable value of £29,750 resulting in an annual payable figure of c£14,900, interested parties are advised to confirm this figure by actual enquiry.

VIEWING

Please contact either of the joint agents for further information or to arrange a viewing.

- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy



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