



**AITCHISON  
RAFFETY**



- Ground floor offices
- Recently refurbished
- Full VAV air conditioning
- LED lighting
- Upgraded staff facilities
- 19 allocated parking spaces
- Easy access to A10
- Tenant incentives available

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

Refurbished Open Plan Office Suites

Approx. 1,802 - 4,129 Sq Ft (167.41 - 383.58 Sq M)

**To Let**

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



## Description

The property features open-plan office space on the ground floor of a prominent two-story building which can be subdivided into two separate suites.

The recently refurbished offices include air conditioning, LED lighting, an access floor, and upgraded staff amenities. A comprehensive redecoration program has been completed, along with the installation of new floor coverings throughout.

Additionally, the suite benefits from 19 designated car parking spaces.

## 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.

## Floor Area

Ground Floor Suite	1,802 Sq Ft	167.41 Sq M
Ground Floor Suite	2,327 Sq Ft	216.18 Sq M
<b>Total</b>	<b>4,129 Sq Ft</b>	<b>383.58 Sq M</b>

### IMPORTANCE NOTICE

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## Rent

£38,950 - £88,950 per annum exclusive

Suite A	1,802 sq ft	£38,950 pa
Suite B	2,327 sq ft	£50,000 pa
<b>Total</b>	<b>4,129 sq ft</b>	<b>£88,950 pa</b>

## Terms

Available to let on a new effectively fully repairing and insuring lease for a term of years to be agreed

## Business Rates

From online enquiries, we understand the current rateable value is £66,000 with rates payable in the order of £33,660 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

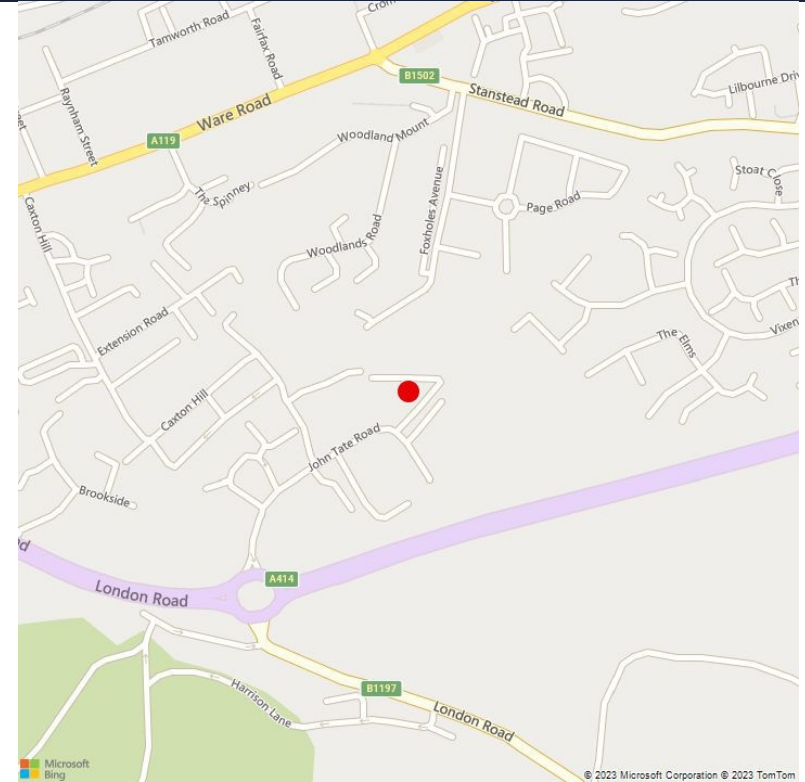
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## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

## Legal Costs

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



## Viewings

By appointment only with joint agents Aitchison Raffety  
Georgia Strazza 01727 843232  
georgia.strazza@argroup.co.uk

or via Joint Agent DWW Simon  
Beeton 01279 620 200

**AITCHISON  
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www.argroup.co.uk



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We invest in people Silver

