



SMART MODERN FIRST FLOOR OFFICE SUITE
3,638 SQ FT

Rent: £72,500 p.a.

First Floor Foxholes House
Building B The Chase
John Tate Road
Foxholes Business Park
Hertford
Hertfordshire
SG13 7NN

- Modern Campus Setting
- Attractive Detached Building
- 17 car spaces
- Direct access to A414 / A10
- Flexible open plan floor
- Air Conditioning

FIRST FLOOR FOXHOLES HOUSE, BUILDING B THE CHASE, JOHN TATE ROAD, FOXHOLES BUSINESS PARK, 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 brick two storey campus office building offering a flexible open plan floor.

Features include:

- * Attractive modern low maintenance design
- * Raised floors
- * Air conditioning
- * Generous fenestration
- * Air conditioning

FLOOR AREAS (approx.)	Sq Ft
TOTAL	3,638
Car Parking Spaces	17

TERMS

New lease for a term to be agreed.

Terms on request. All terms are subject to VAT.

Availability: To be agreed.

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.

EPC

Category D (78)

OTHER INFORMATION

Unless otherwise stated all prices, rents or other stated costs are subject to VAT .

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies.



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.

Davies
01707 274237