

**14 MERCER HOUSE, WATERMARK WAY,
HERTFORD, SG13 7TZ**



**FULLY REFURBISHED
OFFICE SPACE**

432 - 932 SQ FT

TO LET/FOR SALE

LOCATION:	<p>14 Mercer House forms part of a modern tidy and well maintained group of 4 buildings within a business park setting approximately 0.75 miles from Hertford town centre from where there is an extensive range of retail, banking and restaurant facilities.</p> <p>The estate itself accesses immediately out onto the dual carriageway A414 which goes on to provide eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond. The dual carriageway A10 is within 1 miles distance to the east connecting with the M25 approximately 8 miles south.</p> <p>Hertford East railway station provides a London Liverpool Street connection via Tottenham Hale with its Victoria Line underground connections whilst Hertford North provides a London Kings Cross route.</p>									
DESCRIPTION:	<p>A modern fully self contained and refurbished end of terrace office building in an attractive landscaped environment.</p> <table><tr><td>Ground floor</td><td>-</td><td>432 sq ft</td></tr><tr><td>First floor</td><td>-</td><td>500 sq ft</td></tr><tr><td>Total</td><td>-</td><td>932 sq ft</td></tr></table> <p>All floor areas and dimensions are approximate.</p> <p>The refurbishment comprises a brand new entry door and alarm system, carpets, LED lighting, suspended ceilings, upgraded WC's, kitchen and new vertical window blinds.</p> <ul style="list-style-type: none">* 4 allocated car parking spaces* Gas fired central heating serving radiators* Cat 5 E networked* Bright corner dual aspect position* Perimeter trunking* Internal ground floor security shutters* Separate male and female WC's* Kitchenette	Ground floor	-	432 sq ft	First floor	-	500 sq ft	Total	-	932 sq ft
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TERMS:	To let floor by floor or as a whole or for sale as a whole.									
PRICE/RENT:	Upon application.									
VAT:	Applicable.									
RATEABLE VALUE:	We are informed upon a rateable value of £14,000 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk and further enquire as to the availability of small unit business rate relief as may be available.									
SERVICE CHARGE:	Believed minimal - tba.									
LEGAL COSTS:	Each party to be responsible for their own legal costs.									
VIEWING:	Strictly by appointment through sole appointed agents, Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.									

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