

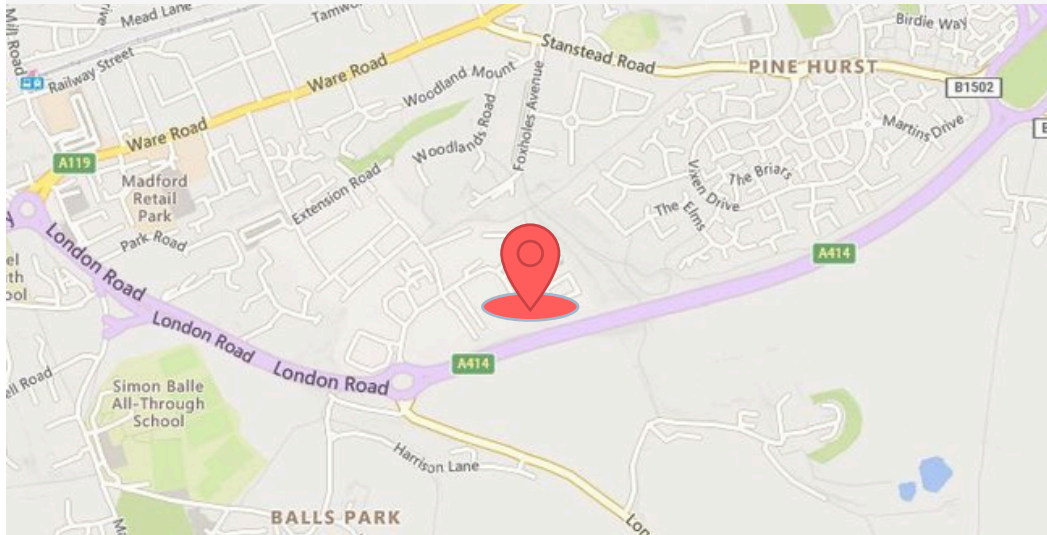
14 Harforde Court |  
Foxholes Business Park |  
Hertford | SG13 7NW

Modern Business Unit | To Let  
Comprehensively Refurbished



**Key features**

- Comprehensively refurbished
- Comfort cooled throughout
- Ladies & gents WC's
- Sectional loading door
- Ground floor suitable for storage, light production, R&D
- 17 allocated parking spaces
- Tea points at ground & first floor levels
- EV charging point



## 14 Harforde Court | Foxholes Business Park | Hertford | SG13 7NW

### Description

The unit is a mid-terraced building with elevations of facing brickwork that incorporates extensive glazing to the front and rear, together with a sectional loading door. The unit has been comprehensively refurbished and provides open plan office space at first floor. The ground floor is offered in a shell condition suitable for light production, storage or R&D type uses, but equally could be readily upgraded to suit a pure office use. Each of the floors has had a new comfort cooling system installed.

### Accommodation

|                                 |  |                    |  |                    |
|---------------------------------|--|--------------------|--|--------------------|
| First floor offices             |  | 1,880 Sq.ft        |  | 174.66 Sq.m        |
| Ground floor storage/production |  | 1,880 Sq.ft        |  | 174.66 Sq.m        |
| <b>TOTAL</b>                    |  | <b>3,760 Sq.ft</b> |  | <b>349.32 Sq.m</b> |

These floor areas are approximate and have been calculated on a gross internal basis.

### Rates

Under reassessment.

### Location

Foxholes Business Park is an established business location approximately 1 mile east of Hertford town centre. The park is situated adjacent to the A14 which links Hemel Hempstead in the west with Harlow to the east, providing access to the M1, A1(M) and M11 motorways. The A10 is in close proximity providing swift access to the M25 (Junction 25) 10 miles to the south. Hertford East railway station provides a frequent service to London Liverpool Street with a journey time of circa 50 minutes. In addition, Hertford North Station provides a fast service direct to Moorgate, with a journey time of 52 minutes.

### EPC

The property has an EPC rating of B-34. Details available upon request.

### Service charge

There is an estate service charge for the upkeep of the communal estate roads, landscaping and external areas, presently circa 82p, psf, per annum.

### Tenure

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

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Rent

£67,750 per annum exclusive.

### For viewings contact

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### Or our joint agents

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