

12 Watermark Way |
John Tate Road |
Foxholes Business Park |
Hertford | SG13 7NW



Key features

- Rarely available office building
- Recently refurbished
- Gas fired central heating
- Ladies & gents WC's
- 5 parking spaces



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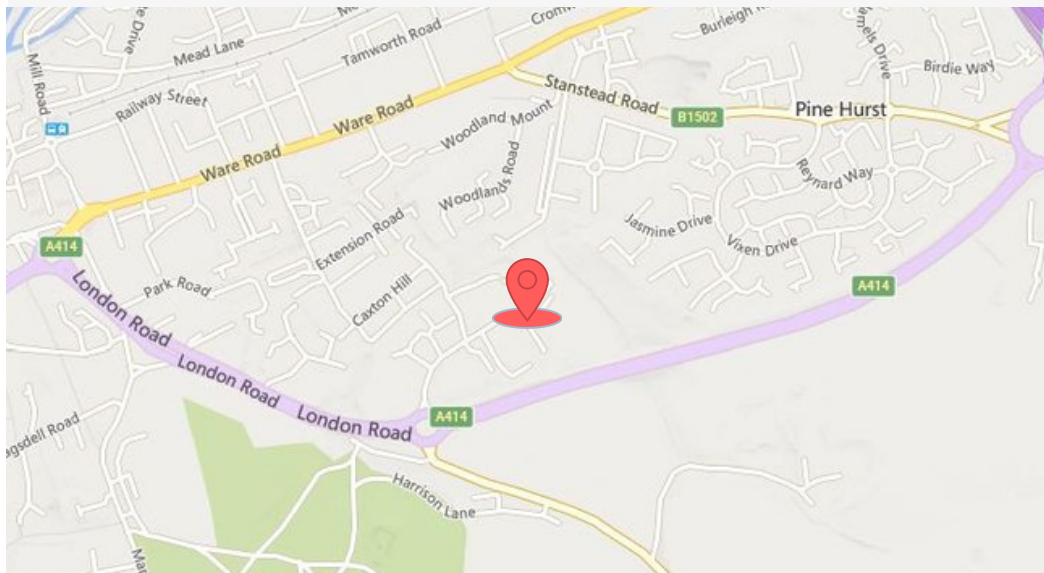
Description

The property comprises a mid-terraced, purpose built office of traditional brick construction under a pitched, tiled roof. It is arranged roughly evenly over ground and first floors, each arranged as clear space with excellent natural light. Separate ladies and gents WC's are provided, with the building also having 5 allocated parking spaces.

Accommodation

Ground floor office	490 Sq.ft	45.50 Sq.m
Ground floor storage / production	447 Sq.ft	41.50 Sq.m
Total	 936 Sq.ft	 87.00 Sq.m

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



Location

Foxholes Business Park is an established business location approximately 1 mile east of Hertford town centre. The park is situated adjacent to the A414 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.

Rates

According to The Valuation Office website, the property has a rateable value of £14,500 which is likely to give rise to a payable figure of a little over £6,000pa, interested parties should, however, confirm this figure by actual enquiry.

EPC

The EPC rating for this property is C 55. Further details available upon request.

Legal costs

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

Tenure

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

Rent

£17,000 per annum exclusive.

For viewings contact

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