



Forest Suite

The Maltings, Hoe Lane, Ware, SG12 9LR

Office suite to let

1,481 sq ft
(137.59 sq m)

- Attractive suite within character building
- Car parking
- Convenient edge of town location

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Summary

| | |
|-----------------------|--|
| Available Size | 1,481 sq ft |
| Rent | £26,000.00 per annum exclusive |
| Business Rates | The property forms part of a larger assessment. Estimate on request. |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

The Forest Suite comprises 5 rooms and forms part of the first floor within this attractive former Maltings Building.

The Suite could be adapted to provide a single open plan space or a mixture of open plan space and private offices.

There are office occupiers, a physiotherapist and a gym within The Maltings development.

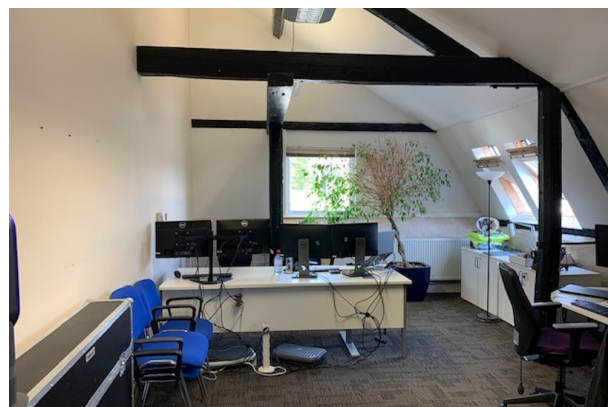
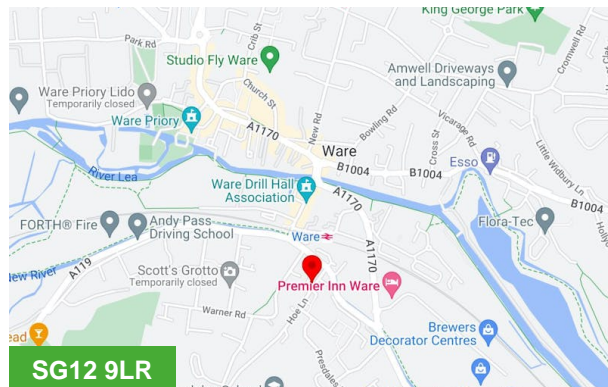
Location

The Property is situated on Hoe Lane close to the junction of London Road. Amwell End railway station is within easy walking distance and serves London's Liverpool Street. Ware itself is an attractive market town situated just east of the A10 with the High Street providing a range of retailers, service providers and eateries.

The A10 provides access to Cambridge to the North and London to the South and intersects with Junction 25 of the M25 approximately 11 miles south.

Terms

The Property is available on a new effectively fully repairing and insuring lease for a term of years to be agreed.

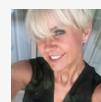


Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition; and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 10/05/2024