



First Floor, 1-3 Tate House, Watermark Way, Hertford, SG13 7TZ

Office To Let | £33,950 - £55,950 per annum Suite A - £33,950 / Suite B - £55,950 |

4,129 sq ft

Refurbished open plan offices

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Summary

- Rent: £33,950 - £55,950 per annum Suite A - £33,950 / Suite B - £55,950
- Business rates: The office suite is currently assessed as a whole, with a rateable value of £69,500 and rates payable in the region of £25,700 per annum.
- Service charge: £7.30 per sq ft There is a contribution towards the external and communal parts, repair and maintenance together.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D

Further information

- [View details on our website](#)

Contact & Viewings

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Key Points

- First floor suites within a two storey detached building
- Recently refurbished
- LED lighting
- Full VAV air conditioning
- 19 allocated parking spaces and EV chargers
- Upgraded staff amenities including shower facilities, DDA compliant lift
- Tenant incentives

Description

The Property comprises of first floor office suite of a prominent two-storey building. Both suites, provides separate meeting rooms, kitchen/break out area. The building benefits from a DDA compliant lift and WC's, and shower facilities. There are excellent levels of natural daylight.

The refurbished accommodation offers air conditioning, LED lighting, an access floor and upgraded staff facilities. There will be a comprehensive program of redecoration and there are new floor coverings throughout. The suite also benefits from a generous parking allocation.



Location

The Property is part of the Watermark Way development which is situated within the modern environment of Foxholes Business Park.

Hertford town centre with its shopping, restaurant and banking facilities is within walking distance of the property as is Hertford East station serving London's Liverpool Street.

The Park offers rapid access to the A10 which serves Cambridge to the North and the City to the South. the A414 also offers good east and west road links.

Accommodation

Name	sq ft	sq m
1st - First floor - Suite A	1,535	142.61
1st - First floor - Suite B	2,594	240.99

Terms

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

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