



First Floor E1, The Chase, Hertford SG13 7NN

TO LET

Attractive modern office suite

**2,967 Sq Ft
(276 Sq M)**

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DESCRIPTION

Situated within Foxholes Business Park, the first floor office suite at Building E1 offers high quality modern office space with a generous parking provision.

Accessed via a shared entrance lobby, the office benefits from a good specification including raised access floors, LED lighting and air conditioning, with a kitchenette and breakout area within the suite and toilets on the first floor.

- ✓ Premier office location in Hertford
- ✓ Suspended ceilings with LED Lighting
- ✓ Raised Access Floor
- ✓ Air conditioning
- ✓ Kitchenette and breakout area
- ✓ 13 allocated car parking spaces

LOCATION

Foxholes Business Park is a premier office location in Hertford, the park offers excellent transport links with Hertford town centre, the A10 and A1(M) all within close proximity.

The offices are also well connected to London with direct rail links into London Liverpool Street provided from Hertford East rail station and to London Moorgate from Hertford North rail station.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor	2,967	276
Total	2,967	276

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

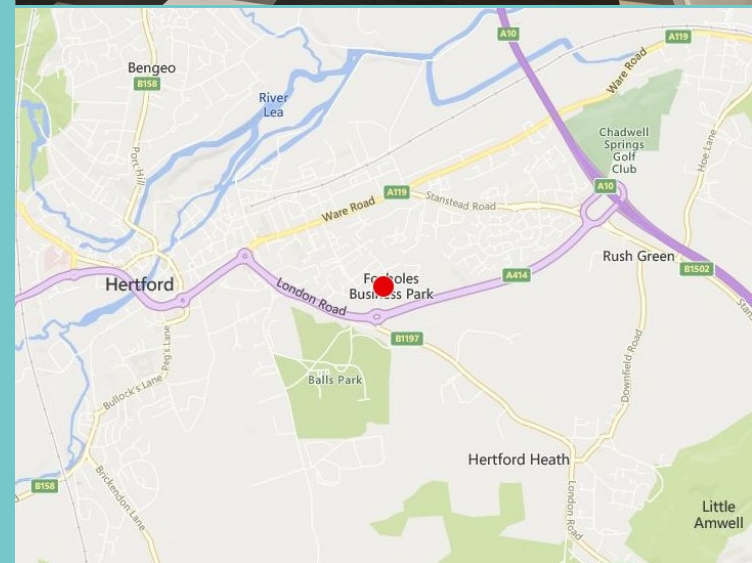
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new full repairing and insuring lease at a quoting rent of £22.00 per sq. ft.

EPC

C-75



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VIEWING & FURTHER INFORMATION

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