



## 5 Harforde Court

John Tate Road, Hertford, SG13 7NW

### Self contained office

**1,894 sq ft**  
(175.96 sq m)

- Comfort cooling throughout
- High quality glazed partitioning
- High quality kitchen/break out area
- Allocated parking
- 2 x EV charging points
- Self contained office with storage and production area

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# 5 Harforde Court, John Tate Road, Hertford, SG13 7NW

## Summary

Available Size	1,894 sq ft
Rent	£32,700 per annum
Rateable Value	£24,250
Service Charge	Circa 82p psf per annum
Car Parking	Allocated parking
Estate Charge	There is an estate charge for the upkeep of communal estate roads, landscaping and external areas, presently circa 82p psf, per annum
EPC Rating	D

## Description

The Property comprises an end of-terrace unit of steel frame construction with elevations of part facing brickwork, cladding and extensive glazing. The ground floor provides mainly open plan office space incorporating a kitchen/break out area.

The first floor provides mainly open plan office space with the addition of two meeting rooms formed in high quality full height glazing.

## Location

The Property is located on Foxholes Business Park approximately 1 mile south east of Hertford Town Centre.

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

## Specification

Accommodation

The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:

GF storage/production 947 sq ft 88 sq m

FF office 947 sq ft 88 sq m

TOTAL GIA 1,894 sq ft 176 sq m

Features:

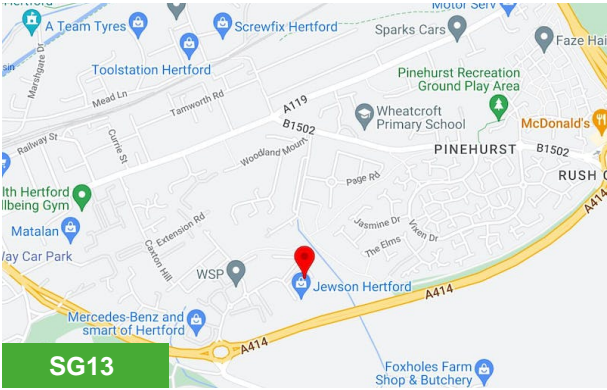
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Terms:

The property is available to let on new full repairing and insuring lease, for a term of years to be agreed.

According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) website, the Rateable Value is £24,250.

Applicants are encouraged to check with the relevant local authority to confirm the



## Viewing & Further Information



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rates payable for the current financial year.

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

Legal costs:

Each party to bear their own legal costs incurred in the transaction.