

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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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:

- Comfort cooling throughout
- High quality glazed partitioning
- High quality kitchen/break out area
- · Allocated parking
- 2 x EV charging points

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 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.

- IMPORTANT NOTES FOR INTERESTED PARTIES

 Planning. No warrantles 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 e. 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

To Detrick Wade Waters Ltd drading as Detrick 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 principle Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;

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(viii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist 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 variability 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 03/08/2022