



Part First Floor

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

Refurbished open plan offices

1,535 sq ft
(142.61 sq m)

- First floor suite within a two storey detached building
- Air conditioning
- LED lighting
- 7 parking spaces

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Summary

Available Size	1,535 sq ft
Rent	£34,950 per annum
Business Rates	To be assessed. Estimate on request.
Service Charge	£7.30 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The Property comprises open plan offices forming part of the first floor of a prominent two storey building.

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 7 allocated car parking spaces.

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.

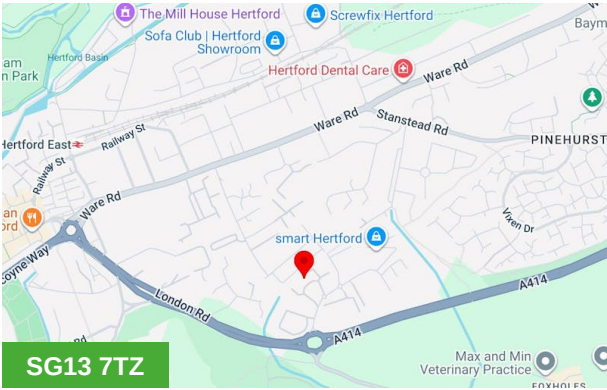
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - office	1,535	142.61

Terms

The Property is available to let 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

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