Derrick Wade Waters




# 36 Ware Road, Hertford, SG13 7HH

## Office For Sale | £1,000,000 - Guide Price | 5,856 sq ft

Unique freehold self contained Art Deco office building suitable for a wide range of uses, located in a prominent position in Hertford

www.dww.co.uk

## Accommodation

| Name | sq ft | sq m |
|---|---|---|
| Ground - office | 2,051 | 190.54 |
| 1st - office | 2,583 | 239.97 |
| **Total** | **4,634** | **430.51** |

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## Summary

- Price: £1,000,000 - Guide Price
- Business rates: TBC
- Service charge: TBC
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

## Further information

- View details on our website

## Contact & Viewings

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## Key Points

- FREEHOLD WITH VACANT POSSESSION
- Unique freehold Art Deco period property built in 1935, the property is considered to be suitable for a wide range of uses including offices (as existing) leisure, education or residential (stp)
- Gross internal area 5,856 sq ft /544.02 sq m
- Prominent main road location in Hertford, close to local amenities
- Ground floor and first floor open plan office space
- Original period features throughout
- 24 plus car parking spaces available
- Private garden

## Description

The property comprises of a detached self-contained, brick-built office building dating from the Art Deco period (1920-1939) and subsequently extended and is designated as Grade II listed. The accommodation is arranged over the ground and first floors accessed via an impressive original hallway including a feature staircase. WC facilities are provided at ground floor level. The building has stunning Art Deco features including a wealth of original period features enhance the building's character and appeal including a glass-walled meeting room on the first floor. Excellent natural light is provided from both elevations. Externally, the property sits within attractive landscaped grounds, with a large lawned garden to the front and generous on-site parking to the rear. The retail park behind the property provides up to 120 minutes of free visitor parking.

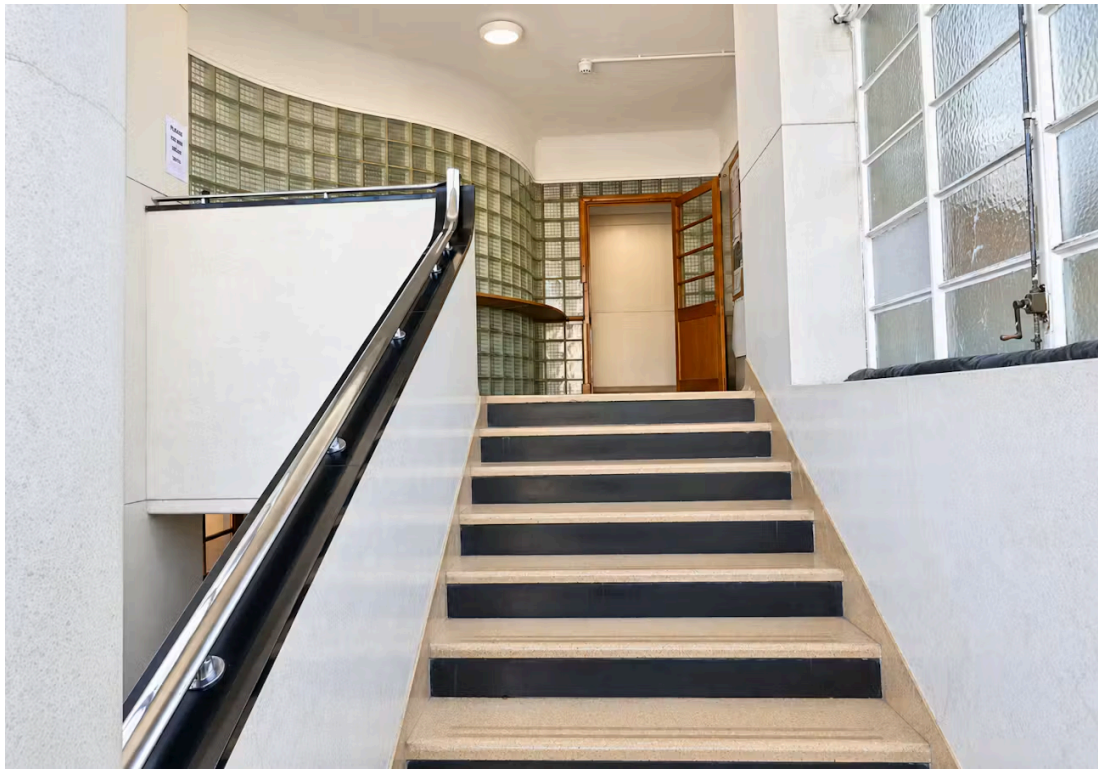
## Location

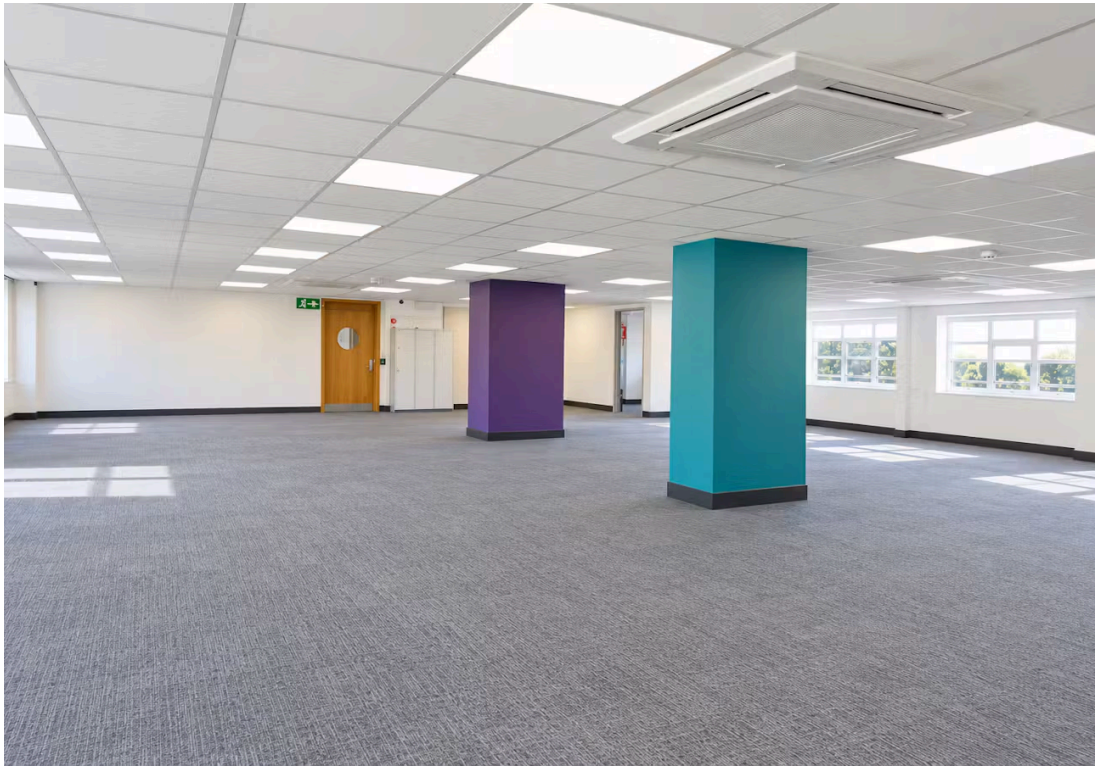
The property occupies a prominent position on Ware Road (A119) and is located approximately 0.5 miles east of Hertford town centre. The property is situated within an established mixed-use commercial area and benefits from an extensive visible roadside frontage. To the rear of the property there is a wide range of retail units, including Wickes, Pets at Home and Costa Coffee and the Nuffield Health and Fitness Centre. Hertford town centre provides a wide range of retail, leisure and professional services. The property benefits from excellent transport connections. Hertford East Railway Station is within walking distance and provides regular services to London Liverpool Street. The A10 is located a short distance to the north, providing convenient access to the M25 (Junction 25), London, Cambridge and the wider national motorway network.

## Accomodation size

The accommodation comprises the following areas (net internal) 4,634 sq /430.51








SNG
Sovereign
Network
Group
CCTV in
operation




Wickes
COSTA










GNG
No Entry
Reception


Wickes
COSTA
COSTA
Wickes
GNG






FIDUM

