

**SECOND FLOOR, SHERWOOD HOUSE,
5 BLUECOATS AVENUE, HERTFORD, SG14 1PB**



**A STUNNING TOWN CENTRE
SUITE OF OFFICES**

1,622 SQ FT

TO LET

www.paulwallace.co.uk

LOCATION:

Sherwood House forms part of the prestigious Bluecoats development, being just one of an outstanding group of period buildings, in the centre of the attractive county town of Hertford.

It holds an extremely convenient location close to all major town centre facilities to include a full range of retail, banking and restaurant outlets, numerous public car parks, Tesco supermarket, Matalan, Marks & Spencer and Anytime Fitness.

The dual carriageway A414 is immediately accessible providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond. There are dual carriageway connections through to the A10 and subsequently the M25, junction 25, being 8 miles to the south.

The railway network is within 1 minutes distance with Hertford East providing a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections. Hertford North provides a London Kings Cross connection.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.



DESCRIPTION:

Sherwood House is the very first building to the left hand side when entering into the Bluecoats development from its Mill Road access opposite Tesco.

The very light/bright and airy accommodation is arranged so as to provide a split between open plan and individual office and boardroom areas.

- * Perimeter trunking
- * Window blinds
- * Large equipped kitchen/restroom
- * Separate male and female WC's
- * Gas fired central heating serving radiators
- * Carpeting
- * Lighting
- * Entry phone system
- * Allocated parking spaces
- * Additional dry basement storage

Total NIA - 1,622 sq ft

All dimensions and floor areas are approximate.

TERMS:

The entire to let on a new lease.

RENT:

£32,500 per annum exclusive.

SERVICE CHARGE:

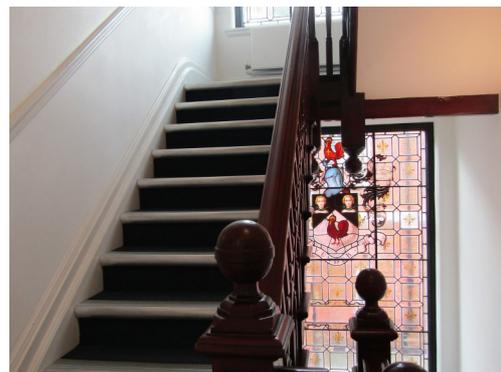
Information upon request. Service charge inclusive of power and water.

RATEABLE VALUE:

We are advised upon 2 separate assessments each with effect 1 April 2017. Assessment 1 £14,000 and assessment 2 £7,800. Interested parties are advised to verify this information at www.voa.gov.uk and further enquire as to the availability of small unit business rate relief as may be available.

LEGAL COSTS: Each party to be responsible for their own legal costs.
VAT: TBA.
VIEWING: Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

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