

**Davies**

01707 274237

**Davies & Co**  
Chartered Surveyors  
Amberley  
33-35 Wellfield Road  
Hatfield  
Herts, AL10 0BY

**Tel: 01707 274 237**  
Fax: 01707 269 053

# C2 The Chase Hertford SG13 7NN

## To Let

Superb Air-Conditioned Ground Floor Office Suite

**2,347 Sq Ft (Net) Approx.**

- Newly refurbished
- 11 parking spaces



D7032.3  
O3-13

# Ground Floor Offices, Building C2 The Chase Foxholes Business Park, John Tate Road Hertford SG13 7NN

## LOCATION

Hertford offers an attractive office location.

It is an historic county town with a town centre which is designated a Conservation Area offering an attractive shopping, working and recreational environment.

Communications are excellent.

It is located adjoining the A10 dual carriageway with the M25 just 8 miles to the south (junction 25). The A414 dual carriageway links the town to the A1(M) at Hatfield and the M11 at Harlow.

Public transport communications are also excellent with Hertford East station (Liverpool Street) and Hertford North (Moorgate and Kings Cross).

## DESCRIPTION

The property forms part of a campus of modern two storey campus office building located in the only business park in the town. The park fronts on to the main access into Hertford from the A10 next to the Mercedes dealership.

The available accommodation comprises the ground floor of a fully fitted self-contained two storey office building.

Features include:

- LED lighting
- Air conditioning
- Raised floors
- Attractive design
- New carpets and decorations
- Fully networked
- Tea point / Kitchen

## APPROX. NET INTERNAL FLOOR AREA

2,347 Sq Ft

## CAR PARKING

11 allocated spaces.

## TERMS

The offices are available for rent on a new lease for a term to be agreed. Rent £46,950 per annum.

In addition to the rent the occupier will also be responsible for the payment of a normal building service charge and landlord's third-party liability insurance.

All terms are subject to VAT where applicable.

## RATEABLE VALUE

Please see the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk). Indicative assessment £35,000.

Amount payable approx. 50%.

## ENERGY PERFORMANCE CERTIFICATE

Category D (92).

## AVAILABILITY

Immediate following completion of legal formalities.

## INSPECTION

Please contact Mike Davies (m.davies@davies.uk.com) or Daniel Hiller (d.hiller@davies.uk.com) of Davies & Co on 01707 274237.

## NOTE

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

D7038.4  
O3-13