



■ Key features

- Excellent town centre location
- Allocated car parking spaces
- Air Conditioned
- Full access raised floors
- Excellent natural light
- Communal break-out room

■ Description

Stag House is a prominent and distinctive building with elevations comprising a mix of rendering and facing brickwork under a pitched, slate roof. It fronts London Road in the heart of Hertford town centre.

The building has an impressive, recently refurbished reception incorporating contemporary finishes. In addition the WC's throughout the building have been fully refurbished and re-modelling Two lifts serve all floors, with parking at surface and deck level adjacent to the building.

Various office suites are available on the ground, second and third floors. All have been comprehensively refurbished to a high standard and are available individually or in combinations to create a wide range of suite sizes.

■ Accommodation

Please see attached Availability Schedule.

These floor areas are approximate and have been calculated on a net internal basis.

Viewings - strictly by appointment

brasierfreeth.com

Graham Ricketts

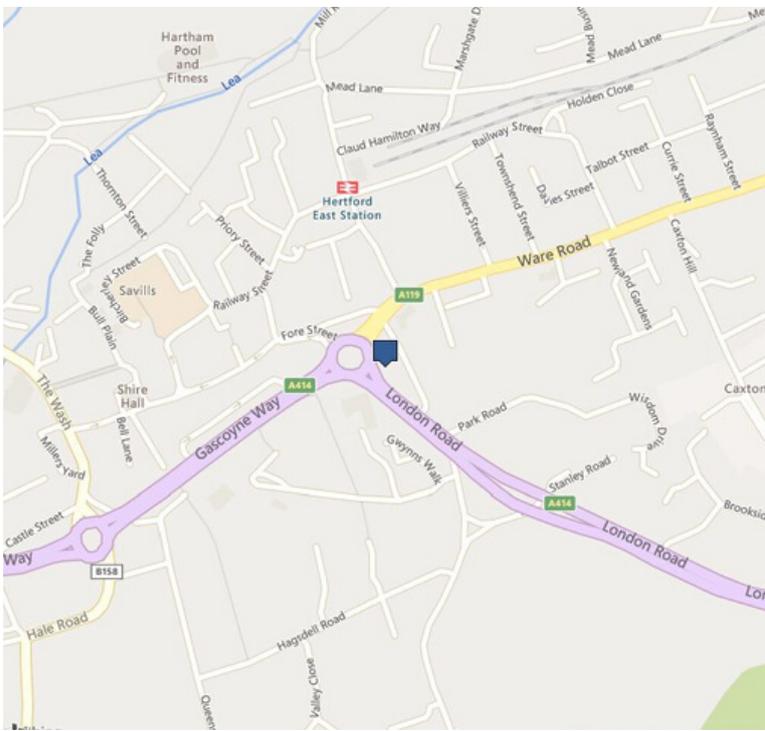
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■ Location

Hertford is an attractive town situated some 25 miles north of London approximately mid-way between the A1(M) and M11 motorways.

The town lies adjacent to the A414 which links Hemel Hempstead in the west with Harlow in the east. The A10 is nearby providing swift access to the M25 (Junction 25) 8 miles to the south.

Stag House is situated close to Hertford East Railway Station which provides a good service to London Liverpool Street. Stansted and Luton Airports are c.21 miles to the north-east and north-west respectively.

Hertford town centre offers a wide and varied range of leisure and retail amenities.

■ Tenure

New leases are offered for flexible terms with the option for rents either inclusive or exclusive of service charge.

■ Rent / Business Rates

Please see attached Availability Schedule.

■ EPC

The building has a rating of C - 70.

Stag House

Hertford

AVAILABILITY SCHEDULE

Location	Size Sq. ft	Rent (inclusive of Service Charge)	Approx. Rates Payable (with Small Business Relief applied)	Parking Spaces
GROUND FLOOR				
Office 1	355	£1,035 per month	Presently 100% relief (subject to qualifying)	1
Office 2	1,334	£3,892 per month	£11,170 per annum	5
Office 3	774	£2,258 per month	£2,650 per annum	3
Office 4	957	£2,792 per month	£7,980 per annum	3
SECOND FLOOR				
Office 1	925	£2,698 per month	£4,480 per annum	3
<i>Office 2</i>	<i>LET</i>			
<i>Office 3</i>	<i>UNDER OFFER</i>			
Office 4	3,118	On Application	£27,500 per annum	11

For further information, please contact:

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