

18 Watermark Way Foxholes Business Park Hertford SG13 7TZ

Modern End-of-Terraced Offices

1,275 - 2,561 Sq Ft (Net) Approx.

- Fully refurbished
- Gas central heating throughout
- Air conditioning (first floor only)
- 6 parking spaces per floor



D8692.5
O56-10 (VC)

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HERTFORD

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).

LOCATION

The property forms part of a major business park development situated on the eastern edge of Hertford fronting the A414 with a direct dual carriageway link to the A10 and yet within a convenient distance of the town centre.

Watermark Way is a modern campus office development of small and medium size offices.

DESCRIPTION

This end of terrace property faces the estate entrance and provides flexible open plan office accommodation on two floors with toilet and kitchenette facilities.

The building has a low maintenance design with a pitched and tiled roof with deep overhanging eaves and brick elevations.

The property features air conditioning (first floor only) and gas fired radiator central heating throughout.

There are kitchens and ladies and gents WCs on both floors.

The property has been comprehensively refurbished by the landlord.

APPROXIMATE (NET INTERNAL) FLOOR AREAS

Ground Floor	1,275 sq ft
First Floor	1,286 sq ft
Total	2,561 sq ft

PARKING

12 parking spaces (6 parking spaces per each floor).

TERMS

The property is available to let on a new lease either as a fully self-contained building or on a floor-by-floor basis.

Rent £55,000 per annum (whole building) or £27,500 per annum per floor.

There is a service charge for shared building costs (if floors are let separately) and estate costs.

VAT

Payable in addition on the rent and service charge.

RATEABLE VALUE

Please see the Valuation Office Agency website www.voa.gov.uk. Indicated assessment wef from 1 April 2023 £41,250. Amount payable 49.9% for the y/e 31/03/2024 for the whole building.

LEGAL FEES

Each party to bear their own costs.

AVAILABILITY

Immediate following completion of legal formalities.

INSPECTION

For further information please email Mike Davies (m.davies@davies.uk.com) or Daniel Hiller (d.hiller@davies.uk.com) or telephone 01707 274237 or joint agents Simon Beeton Derrick Wade Waters (scb@dww.co.uk) or telephone [01279 620 200](tel:01279620200).

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: Category C(55).

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.

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