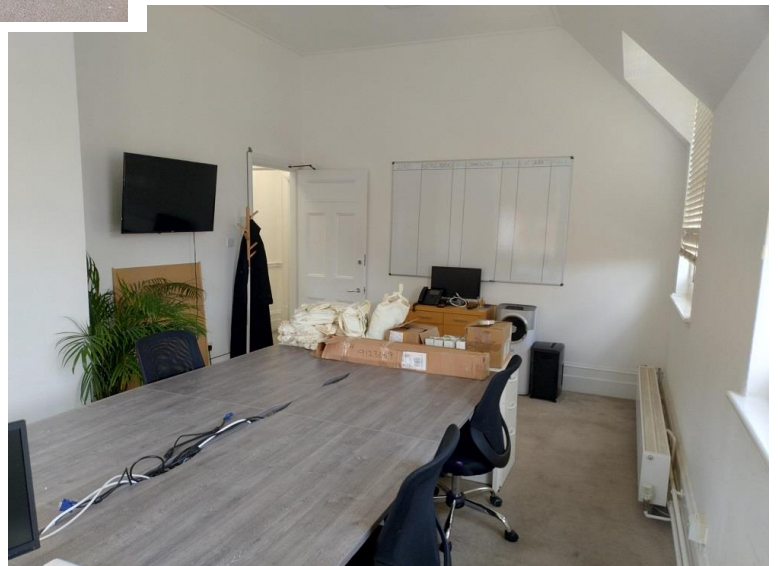


Prince of Wales House 3 Bluecoats Avenue Hertford SG14 1PB To Let

Superb High Specification Second Floor Office Suites

240 Sq Ft & 162 Sq Ft.

- An outstanding office location in Hertford
- Stylish shared kitchen / staff room
- Flexible leases on fixed inclusive rents
- Allocated car parking



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Part Second Floor, Prince of Wales House 3 Bluecoats Avenue, Hertford, Herts SG14 1PB

LOCATION

Hertford is an historic county town located amongst some of Hertfordshire's most attractive countryside. The town centre, which is a designated Conservation Area, offers a most attractive and characterful shopping, working and recreational environment.

The M25 is situated just 8 miles to the south whilst the A414 dual carriageway links the town to the A1(M) at Hatfield and the M11 at Harlow.

Transport communications are excellent with Hertford East station (offering fast and frequent train journeys to Liverpool Street) situated immediately adjoining and Hertford North (for Moorgate and Kings Cross) also easily accessible.

DESCRIPTION

Part of an outstanding Queen Anne style office building set in a tree lined avenue of 8 similar buildings.

This is a unique development located on the eastern edge of the town centre with access direct from the A414 and close to Hertford North Station.

The available accommodation comprises two private rooms on the second floor available together or separately.

They enjoy shared use of a large kitchen area and male and female toilets which are maintained by the Landlord who occupies the entire first floor.

Features include the following:

- Superb office courtyard office setting
- Many attractive period features
- New carpets and decorations
- Shared kitchen / staff room
- Shared male and female WC's
- Excellent natural light

FLOOR AREAS (NET INTERNAL) APPROX

Room 1	240 Sq Ft
Room 2	162 Sq Ft
Total	402 Sq Ft

For an additional rent there is also an opportunity to acquire a third room of 145 Sq Ft to provide a total net area of 547 Sq Ft. Further details are available upon request.

CAR PARKING

Room 1 – 2 spaces
Room 2 – 1 space

TERMS

Each room is available to let on new flexible lease for a term to be agreed. Annual costs as indicated below:

Rooms	Rent	Service Charge*	Combined Total
Room 1	£6,600	£3,600	£10,200
Room 2	£4,170	£2,430	£6,600

* The service charge is to include heating, lighting, power consumption, office and window cleaning, waste disposal, building insurance and external repairs.

The occupier will be responsible for their own IT / telephone installation, contents insurance, furniture, running costs and business rates (if applicable).

Vat is payable on the rent and service charge

BUSINESS RATES

No business rates are currently payable for 2024/25 if this is the occupiers only commercial property.

INSPECTION ARRANGEMENTS

Strictly by prior appointment with Davies & Co.

For further information please contact:
Daniel Hiller (d.hiller@davies.uk.com) or
Clay Davies (c.davies@davies.uk.com) or
Telephone 01707 274237.

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 D (96).

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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