



S T A G
H O U S E

**MODERN REFURBISHED
OFFICES TO LET**

VARIOUS SIZE SUITES AVAILABLE
ON FLEXIBLE TERMS

FROM 355 SQ FT TO 1,626 SQ FT

OLD LONDON ROAD
HERTFORD SG13 7LA

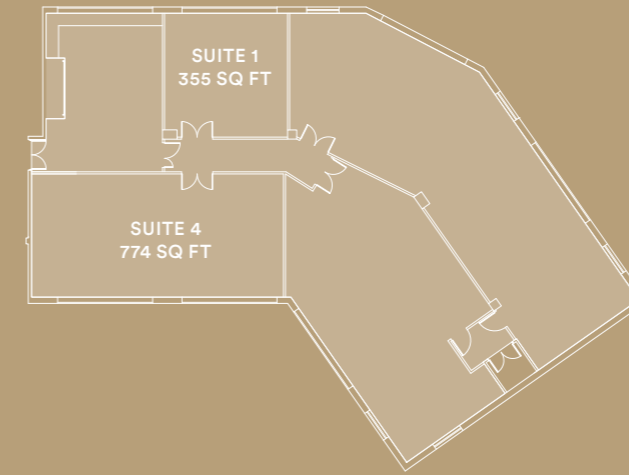
A MODERN LANDMARK OFFICE BUILDING IN THE HEART OF THE TOWN

Hertford is a historic market town 20 miles north of London in the East Hertfordshire countryside, an area often regarded as one of the most desirable in the UK. Stag House is at the heart of Hertford town centre surrounded by a variety of restaurants, shops and pubs.

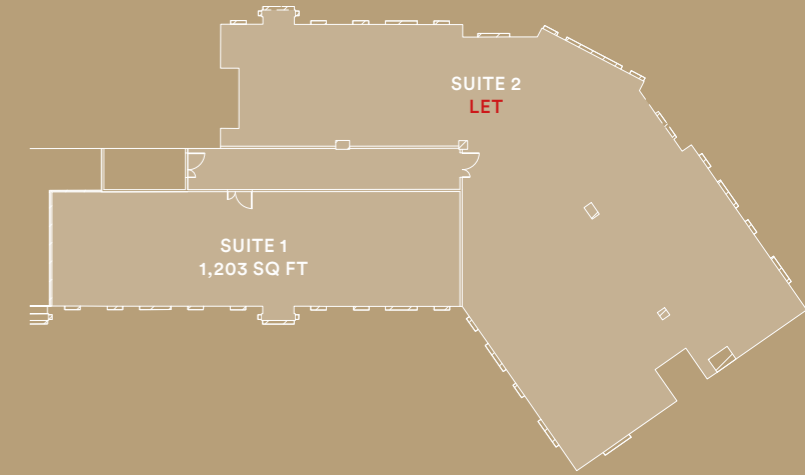


Stag House is a detached 4 storey landmark office building. The available accommodation is clear open plan, air conditioned space serviced by two passenger lifts and a manned reception. The property benefits from 88 on site car parking spaces and has been refurbished to a high standard.

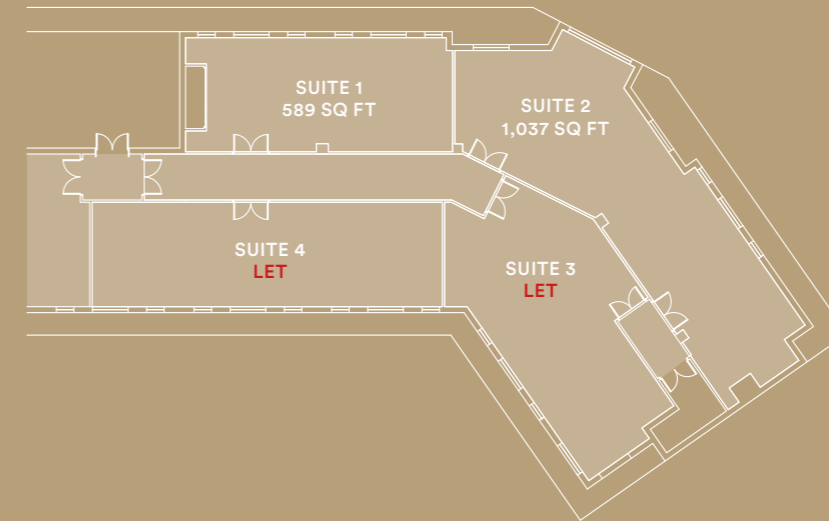
GROUND FLOOR



FIRST FLOOR



THIRD FLOOR



ACCOMMODATION

The Available Accommodation Comprises The Following Approximate Net Internal Floor Areas:

Area	Suite	Sq Ft	Sq M	Parking
Ground Floor	1	355	32.9	1
	4	774	71.9	3
Total		1,129	104.8	4

First Floor	1	1,203	111.7	-
	2		LET	
Total		1,203	111.7	-

Third Floor	1	589	54.7	1
	2	1,037	96.3	4
	3		LET	
	4		LET	
Total		1,626	151.1	5

AMENITIES



KITCHEN / BREAKOUT AREA



AIR CONDITIONING



ONSITE CAR PARKING



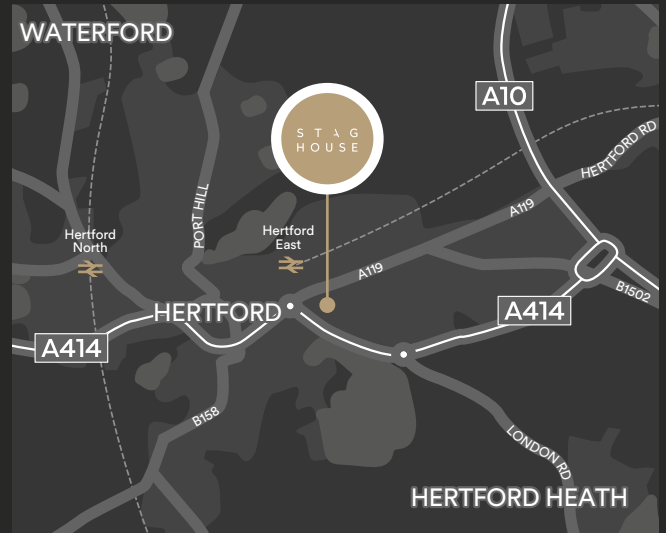
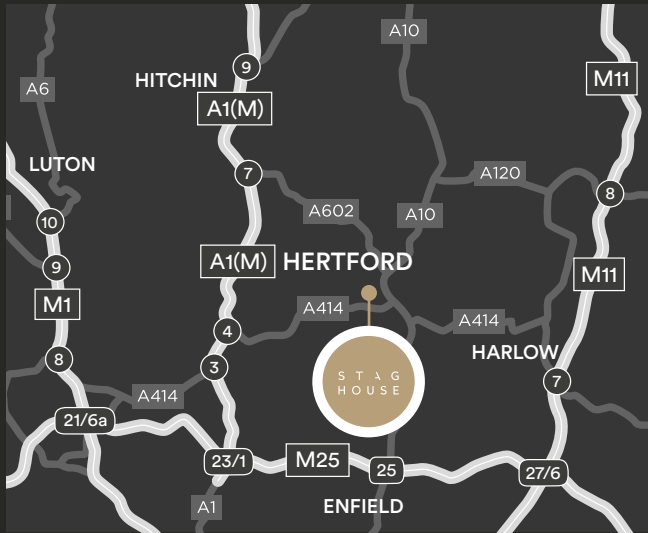
TWO LIFTS



NEWLY REFURBISHED MANNED RECEPTION



RAISED FLOORS



LOCATION IS KEY

Stag House is situated at the junction with Old London Road (A414) and Ware Road (A119) close to Hertford town centre. The town offers excellent access to the A10 which links with the M25 and the A1(M).



The town is served by two train stations, Hertford East station, providing a service to Liverpool Street and Hertford North, providing services to Moorgate and King's Cross. Stansted and Luton airports are within a 30 minute drive time. Excellent retail and restaurant facilities are within a short walk.



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RENT & SERVICE CHARGE

Terms on application, inclusive terms also available, please contact the agents for more information.

EPC RATING

D – 95

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