

Wallfields

Pegs Lane, Hertford, SG13 8EQ

Surplus Offices To Let

12,837 sq ft

(1,192.60 sq m)

- Attractive landscaped setting
- Edge of town location
- Open plan accommodation
- Generous car parking and further visitor car parking
- Available separately or in combination from 2,421 sq ft to approximately 12,837 sq ft

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Summary

Available Size	12,837 sq ft
Rent	On application
Business Rates	On application
Service Charge	On application
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The available accommodation forms part of the modern 3 storey element of Wallfields, the head office for East Herts District Council. The available accommodation is formed in open planned suites on the ground and second floors. The suites benefit from raised floors, gas fired central heating and LED lighting. Wallfields is an attractive landscaped setting. Generous car parking is available in addition to which there is an adjoining public car park with car parking for up to 5 hours (2 hours free).

Location

Wallfields is situated to the south of Hertford town centre. The town centre is within easy walking distance of the property and benefits from a range of national and local retailers, service providers and numerous eateries. Hertford is the county town of Hertfordshire and the subject premises adjoin County Hall. Hertford is situated to the west of the A10 which provides good north to south road links. The A414 serves the A1 and M1 to the west and the M11 and Chelmsford to the east. The town benefits from 2railway stations, Hertford East, which serves London Liverpool Street via Tottenham Hale (Victoria Line), is within easy walking distance of the property.

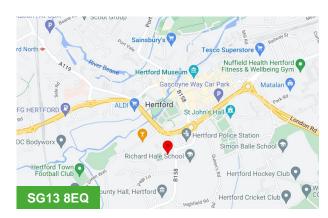
Accommodation

The following are approximate Net Internal Areas measured in accordance with RICS Code of Measuring Practice:

Ground Floor Suite A 2,421 sq ft / 224.9 sq m Ground Floor Suite B 3,328 sq ft / 300 sq m Second Floor 7,188 sq ft / 667.8 sq m

Available separately or in combination up to approximately (Total NIA 12,837 sq ft / 1,192.7 sq m)

The offices are available to let on a new lease for a term of years to be agreed.







Viewing & Further Information



Simon Beeton 01279 620225 | 07976 523 373 scb@dww.co.uk

- must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority

- loss arising from the use of, or reliance upon, these particulars:
- ective buyers or tenants should not rely on any artist' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or informatic erning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the sellet scoever concerning variation or discrepancy in connection with such matters." Generated on 04/04/2024