



Period Offices To Let - Hertford Town Centre, SG14

GILMARTIN LEY

**2nd Floor The Red House
119 Fore Street,
Hertford,
HERTFORD, SG14 1AX**



Area

Net Internal Area: 71 sq.m. (761 sq.ft.)

Rent

£7,750 per annum (approx. £646
monthly) subject to contract



Property Description

Second floor offices within a detached brick built former 18th Century house now occupied as offices. The building is Grade II Listed as being of Architectural and Historic merit.

The offices are centrally heated and air-conditioned with shared male and female toilet facilities.

- > Period office building
- > Air conditioning
- > Gas central heating
- > Four car parking spaces
- > Town centre location
- > Excellent road and rail communications



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Second floor offices	70.73	761	
Four car parking spaces			

Property Location

Fore Street is located on the east side of Hertford Town Centre and the subject property is located at the north eastern end of Fore Street just east of its junction with South Street.

There are excellent multiple shopping facilities in proximity as well as independent stores, restaurants and bars.

The property overlooks the main traffic intersection between London Road (A414), Gascoyne Way and Ware Road (A119) with easy access to the A10 and M25 Motorway. There are good rail communications from Hertford East British Rail Station (to Liverpool Street) which is within a few minutes walk to the north. Hertford North British Rail Station is approximately three-quarters of a mile to the west.

2010 Rateable Value £8900.00

Estimated Rates Payable £3374 per annum

Service Charge p.a. The service charge for the Second Floor is calculated at 25% of the total outgoings relating to the main structure, building insurance, service installations (including electric, water and gas) and common parts.

Premium Nil

Terms New full repairing and insuring lease on flexible terms

Legal Fees: Each party bears own legal fees

Local Authority: East Hertfordshire District Council

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/20417>
Floor Plan

Last Updated: 28 Jul 2014

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