



Office Room To Let - Ware SG12

Inclusive licence at only £667 a month

GILMARTIN LEY

**Room 5, Pelmark House
11 Amwell End,**

WARE, SG12 9HP



Area

Gross Internal Area: 30 sq.m. (318 sq.ft.)

Rent

£8,000 per annum (approx. £667 monthly)
subject to contract

Property Description

The property comprises a first floor office suite within a grade II listed office building fronting Amwell End, Ware.

The space is a single, newly refurbished office room having been repainted and new carpets installed. The office benefits from use of the shared WCs & kitchen facility.

The building has a private rear car park, available on a first-come-first-serve basis with ample parking provisions.

Key considerations

- > Available on a new annual licence
- > Only £667 a month inclusive of heating and electricity
- > High speed wifi internet included
- > Newly refurbished - repainted and carpeted
- > Attractive period building in town centre location
- > Parking provisions within gated rear car park
- > Use of shared WCs and kitchen
- > 150m to Ware Station (Greater Anglia Services)





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Accommodation

Gross Internal Area: 30 sq.m. (318 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Room 5	29.60	318	First floor office room with use of the shared Kitchen, WC facilities and parking within the private rear car park.

Property Location

Pelmark House is located on the east side of Amwell End close to its intersection with Viaduct Road. The location has an abundance of restaurants, boutique retailers, independent eateries, pubs and bars. Local occupiers include The Post Office, Sainsburys, Costa Coffee, Tesco, Simmons Bakery and Boots Pharmacy, amongst many others.

The location benefits from excellent road and rail transport communications.

Ware Train Station (Greater Anglia) is less than 150 metres to the south east, providing regular services into London Liverpool Street Station, with a journey time of 45 minutes.

The A10 is 1.32 kilometres (0.82 miles) to the south west of the property, which links directly on to the M25 to the south.

Service Charge p.a. The licence fee is inclusive of electricity, heating, water, maintenance of the common parts, buildings insurance and high speed wifi internet.

Premium Nil

Terms A new 12 month licence is available. The licensee will be responsible for the payment of business rates directly to East Hertfordshire Council. The Licence fee is to be paid monthly in advance. A minimum of two months rent deposit will be required.

Legal Fees: Each party is to bear its own legal fees

Local Authority: East Herts District Council

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

Further information at: <https://www.gilmartinley.co.uk/properties/32900>
Offer requirements document

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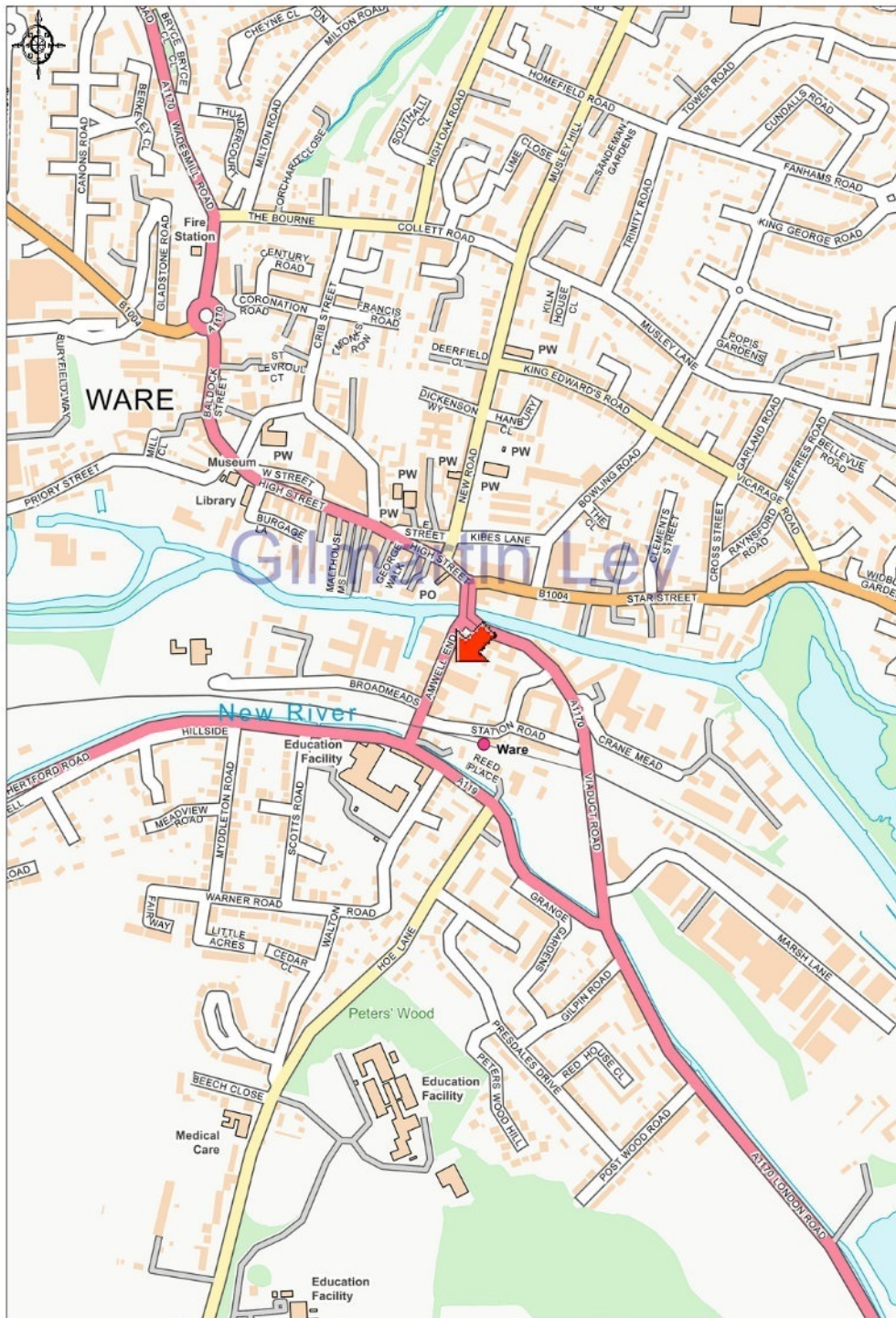


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Our ref: 32900

Property Investment and Development Consultants
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