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David  
**PERKINS**  
Chartered Surveyors

COMMERCIAL PROPERTY CONSULTANTS

27 Railway Street, Hertford  
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## 684 or 857 sq ft Offices To Let

**Part of First Floor,  
Tooke House,  
20 Bull Plain,  
Hertford,  
Herts.**



Additional colour photographs may be available on our website

### **Accommodation:**

Shared main front door into reception lobby, security key pad entry door with entry phone system to inner hall. Shared ladies' toilets. Stairs to first floor rear landing, shared gentlemen's toilets, shared kitchenette with sink unit and cupboard under. **Front Meeting Room/Boardroom** (173 sq ft) 15' x 11'5 with exposed studwork, alcove and cupboard.

**Main Office** - (684 sq ft) - 38'10 x 17'7 currently divided to form a reception office 18'1 x 17'7 and office 20'5 x 18'.

### **Amenities:**

\*Gas central heating \*Carpeted \*Entry phone \*Fire Alarm.

### **Terms:**

New lease(s) will be available for a term to be agreed at rents from £5,250 pax (for 684 sq ft) and £6,500 pax (for 857 sq ft) - NO VAT.

### **Service Charge:**

857 sq ft, based on 29%, of common costs, which include gas, electricity, water rates, cleaning of common parts, rubbish collection, buildings insurance, general maintenance/decoration and general repair fund. The on account budget for the service charge for 2009/10 is £1,300 per quarter for 857 sq ft. (No VAT)

### **Rates:**

To be assessed. However the Standard UBR for 2009/10 is 48.5p in the £. and the 2005 RV assessment for the whole first floor is listed as £10,750 (**These are not the rates payable, the rates payable will be less, calculated using the UBR multiplier**). However phasing arrangements (upwards/downwards) and small business rate relief may apply and should be checked with the local authority, 01279 655261

### **Legal Costs:**

Each party is responsible for their own costs.

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#### Misrepresentation Clause

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