

The Castle Hertford



**1,146 sq ft Offices
with parking
Second Floor,
The Castle,
Hertford,**



Location:

The market county town of Hertford is approximately 19 miles north of London on the A414, 2 miles to the west of the A10. Hertford has two railway stations, both with electrified services into London.

Premises:

The Castle is a Grade I Listed Building in its own landscaped grounds, which are open to the public, situated by the River Lea, close to the Town Centre. The Offices are in the Gate House of the original Castle which was re-built by Edward IV in 1463 and considerably enlarged by the Marquis of Devonshire in the reign of George III circa 1790.

During the last century the building was used as a college, junior school and as a private house by several prominent Hertford families until it was leased to Hertford Corporation in 1911. Despite all these changes, when the building was restored in 1972, the builders were amazed to find that Edward IV's work had only been hidden and not destroyed and the notable 15th Century stonework and brick and timber screens have now been restored to sight.

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Misrepresentation Clause

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Accommodation:

Ground Floor

Double main entrance doors shared by the other occupiers of the building. Spiral staircase to:

Second Floor

With superb views over the surrounding grounds.

Reception room 30' max x 14'9. Office 2 - 20'9 x 14'9 max. glazing panel to reception area. Room 3 - 20'6 x 14'7 max. Room 4 - 19' x 11' max. Connecting door through to room 3. Total net area approx. 1,146 sq ft

Shared kitchenette, toilet and stairs to first floor and additional toilet.

Parking:

Electronic gates to parking area and allocated spaces

Terms:

The premises are available on a new lease for a term and rent to be agreed.

Service Charge:

The ingoing tenants will be expected to pay a proportion of the running costs of the building which include repairs, maintenance, heating, lighting, buildings insurance and manned ground floor reception.

E.P.C:

Energy Performance Asset Rating G (184).
Certificate available on request.

Rates:

The Standard UBR for 2010/11 is 43.3p in the £. The 2010 RV assessment appears to be listed as £9,100 (**These are not the rates payable, the rates payable will be 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.

Viewing:

By appointment only.

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