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David
PERKINS
Chartered Surveyors

COMMERCIAL PROPERTY CONSULTANTS

27 Railway Street, Hertford
Hertfordshire SG14 1BA

900 sq ft Town Centre Offices To Let

**2nd Floor,
3, Market Place,
Hertford,
Herts.**



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 premises are situated on the second floor of a Town Centre three-storey building, opposite the Shire Hall Courts.

Accommodation:

Entrance door directly from Market Place leading to stairs to:

Second Floor: 900 sq ft Main Office 32'8 x 18'3, including Computer Room/ Interview Room/Office 9'8 x 7'2, brick fireplace. Office 11'6 max x 10' max. Lobby and toilet. Rear Room: 14'5 x 10'3 with stainless steel sink unit and cupboards, door to balcony, door to lobby, toilet with hand basin.

Amenities:

*Alarm * Carpeted * Heating *Lighting *Coved Cornice

Terms:

A new lease to be granted for a term to be agreed, short term considered.

Rental:

£5,000 pax

Rates:

The Standard UBR for 2010/11 is 41.4p in the £. and the 2010 RV assessment is listed as £8,300. **(These are not the rates payable, the rates payable will be less, calculated using the UBR multiplier).**

Legal Costs:

Each party is responsible for their own costs.

Viewing:

By appointment only

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Misrepresentation Clause

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