

# Office Rooms To Let

**Rooms 4 and 5,  
27, Railway Street,  
Hertford,  
Herts.**



## **Premises:**

Centrally located in Hertford close to the entrance to Bircherley Green shopping area, but prominently fronting onto the town's one way system. The property is a three-storey Grade II Listed Building with white rendered front elevation situated opposite Barclays Bank.

## **Accommodation:**

Blue panelled door with fanlights above into shared entrance, carpeted, dado rail, exposed studwork, staircase to:

### **Second Floor:**

Room 4 – 11'5 x 9'5 (83 sq ft) into dormer window, exposed beams.

Room 5 - 19'2 x 10'10 (200 sq ft).

## **Amenities:**

\*Heating \*Carpeting \*Shared toilet and kitchenette facilities \*Entry phone

## **Terms:**

The rent includes, rates, water rates, window cleaning, rubbish collection, heating and lighting, buildings insurance (not contents), cleaning of common parts, fire extinguisher maintenance, redecoration of common parts. The occupiers are responsible for maintaining the interior of each room including redecoration at the end of the tenancy. Agreements can be granted for terms of effectively 12 months upwards to approximately 3 years £500 deposit required.

## **Rental:**

Room 4 - £2,815 per annum inclusive

Room 5 - £4,250 per annum inclusive

## **Viewing:**

By appointment only.

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### **Misrepresentation Clause**

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