

# Town Centre Offices To Let

**95, Fore Street,  
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:**

Centrally located in Hertford Town Centre, the property occupies the second floor of a modern building. On street, short term parking is available outside the premises and the pay and display car park is close by.

## **Accommodation:**

Shared ground floor glazed entrance door with entry phone system to first and second floors.

Second Floor: Open plan with windows on front and rear elevations, approximately 45'3 average x 20'2. (703 sq ft) inc rear Office with half glazed door 11'5 x 8'4.

Kitchenette with sink and worktop, door to toilet.

Additional shared toilets, ladies and gentleman's on first floor.

## **Amenities:**

\*Gas heating \*Recessed cat 2 Lighting \*Suspended ceiling

\*Carpeting \*Entry phone \*Fire Alarm

## **Terms:**

The premises are available on a new lease for a term to be agreed at a rent of £5,000 per annum exclusive.

## **E.P.C:**

Energy Performance Asset Rating E (119). Certificate available on request.

## **Rates:**

2010 RV assessment is listed as £7,100. **(These are not the rates payable, the rates payable will be less, calculated using the UBR multiplier).** The Standard UBR for 2012/13 is 45.8p in the £. 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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### **Misrepresentation Clause**

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