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David
PERKINS
Chartered Surveyors

COMMERCIAL PROPERTY CONSULTANTS

27 Railway Street, Hertford
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Newly Refurbished 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 *New 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.

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 2010/11 is 41.4p 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

090710407p.

Misrepresentation Clause

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