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David  
**PERKINS**  
Chartered Surveyors

COMMERCIAL PROPERTY CONSULTANTS

27 Railway Street, Hertford  
Hertfordshire SG14 1BA

## Office To Let Plus Parking

**17, Ware Road,  
Hertford,  
Herts.**



### **Premises:**

The property occupies a prominent main road position into Hertford town centre, opposite Wickes and Matalan Retail Park. Public parking is available in Baker Street, which is almost opposite. Private parking spaces are available at the side of the property.

### **Accommodation:**

Prominently situated corner position.

#### **Ground Floor:**

Side entrance door into shared lobby, leading to shared ground floor kitchen

#### **Second Floor:**

Double aspect Front Room: 16' x 12'8 - **Let**

Rear Room: 11'9 x 10'5

Shared toilet off landing.

**Outside:** Off-street parking.

### **Amenities:**

\*Gas central heating \*Parking \*Short term lets \*Inclusive rentals

### **Rental:**

£300 per calendar month inclusive for rear room. Rent inclusive of heating, lighting, rates. Room to let on short or medium term licence or lease.

### **Legal Costs:**

Each party is responsible for their own costs.

### **Viewing:**

By appointment only.

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#### **Misrepresentation Clause**

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