



MODERN GROUND FLOOR CAMPUS OFFICE SUITE 2,208 SQ FT

Rent: £40,950 p.a.

C4 (Ground Floor)
The Chase
John Tate Road
Hertford
Hertfordshire
SG13 7NN

- Air conditioned
- Excellent car parking
- Raised access floors and LED lighting
- Range of high-quality partitioned offices/meeting rooms
- Recently refurbished.
- Direct Access to A414 / A10

C4 (GROUND FLOOR), THE CHASE, JOHN TATE ROAD, HERTFORD, HERTFORDSHIRE, SG13 7NN

Location

Hertford offers a particularly attractive office location. It is an historic county town with a town centre which is designated a Conservation Area with a Castle and offers a quality shopping, working, residential and recreational environment.

Communications are excellent.

It is located adjoining the A10 dual carriageway just 8 miles to the north of the M25 (junction 25). The A414 dual carriageway links the town to the A1(M) at Hatfield and the M11 at Harlow. Rail links are also excellent with Hertford East station (Liverpool Street) and Hertford North (Moorgate).

The property is located on a modern business park on the edge of Hertford behind the Mercedes dealership and with a direct dual carriageway link to the A10. The town centre is within convenient walking distance.

Accommodation

The property forms part of a campus of modern, two-storey office buildings located within the town's only business park. The park enjoys a prominent position fronting the main access route into Hertford from the A10, situated adjacent to the Mercedes-Benz dealership.

The available accommodation comprises the ground floor of a fully fitted, self-contained two-storey office building. The space was recently refurbished by the landlord, who is the current occupier but is relocating to smaller premises.

Key features include:

- * LED lighting
- * Air conditioning
- * Raised floors
- * Attractive architectural design
- * Fully networked
- * A range of high-quality partitioned offices/meeting rooms
- * Kitchen

The demise includes 10 allocated parking spaces, with an additional 4 spaces available under licence.

Floor Areas (approx. NIA)	Sq Ft
Ground Floor	2,208
TOTAL	2,208

Tenure

Available on a new lease for a term to be agreed. Rent £40,950 per annum.

Unless otherwise stated all prices, rent or other stated costs are subject to VAT.

Business Rates

Please see the Valuation Office Agency website www.voa.gov.uk. There are 4 separate indicated assessments of £11,000, £13,750, £8,500 and £4,450.

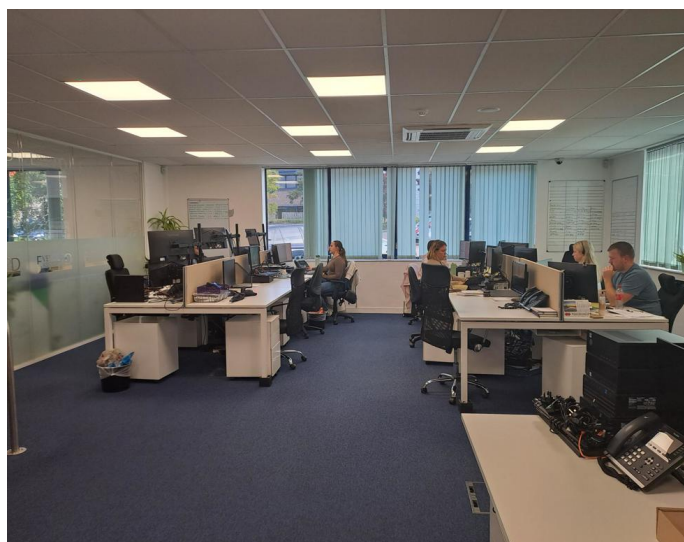
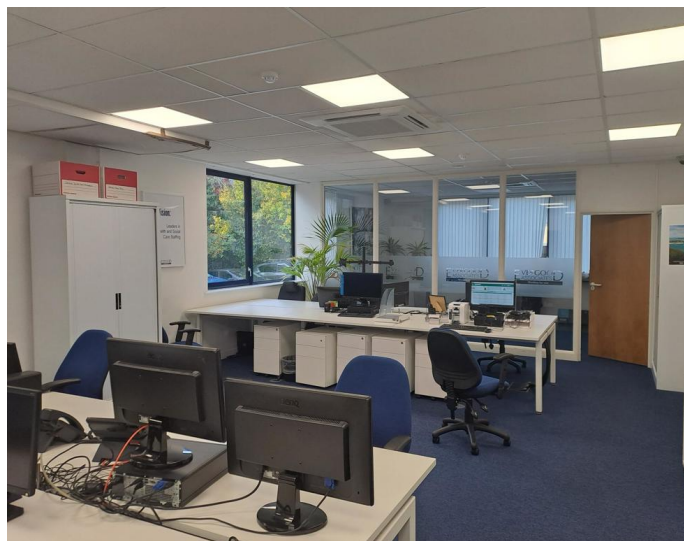
The amount payable is 49.9% for the year ending 31 March 2026, although small business rates relief may be available, depending on the lease structure.

Legal Costs

Each party is responsible for their own legal costs.

EPC

Category B(42)



For further information please contact Davies & Co on
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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.