



## SUPERB OFFICE SUITE 145 SQ FT

**Rent: £5,500 p.a.**

Prince Of Wales House  
3 Bluecoats Avenue  
Hertford  
Hertfordshire  
SG14 1PB

- An outstanding office location in Hertford
- Shared kitchen / staff room
- Flexible leases on fixed inclusive rents
- Allocated car parking

# PRINCE OF WALES HOUSE, 3 BLUECOATS AVENUE, HERTFORD, HERTFORDSHIRE, SG14 1PB

## Location

Hertford is an historic county town located amongst some of Hertfordshire's most attractive countryside. The town centre, which is a designated Conservation Area, offers a most attractive and characterful shopping, working and recreational environment.

The M25 is situated just 8 miles to the south whilst the A414 dual carriageway links the town to the A1(M) at Hatfield and the M11 at Harlow.

Transport communications are excellent with Hertford East station (offering fast and frequent train journeys to Liverpool Street) situated immediately adjoining and Hertford North (for Moorgate and Kings Cross) also easily accessible.

## Accommodation

Part of an outstanding Queen Anne style office building set in a tree lined avenue of 8 similar buildings.

This is a unique development located on the eastern edge of the town centre with access direct from the A414 and close to Hertford North Station.

The available accommodation comprises a small office rooms located on the ground floor.

It has shared use of a small kitchen and male and female toilets which are maintained by the Landlord who occupies the entire first floor.

Features include the following:

- Superb office courtyard office setting
- Many attractive period features
- Shared kitchen
- Shared male and female WC's
- Excellent natural light

Floor Areas (approx. NIA)	Sq Ft
Ground Floor Suite	145
4	
<b>TOTAL</b>	<b>145</b>
Car Parking Spaces	1

## Tenure

Available to let on new flexible lease for a term to be agreed.  
Rent £5,500 per annum.

The service charge includes utilities, office and window cleaning, waste disposal, building insurance and external repairs.

The tenant will be responsible for their own IT / telephone installation, contents insurance, furniture, running costs and business rates (if applicable).

Vat is payable on the rent and service charge.

## Service Charge

Service Charge £2,500 per annum.

## Business Rates

No business rates are currently payable for 2025/26 if this is the occupiers only commercial property.

## Legal Costs

Each party is responsible for their own legal costs.

## EPC

Energy Performance Certificate: Category D (96).



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](http://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.