



BUILDINGS A1 & A2
THE CHASE
JOHN TATE ROAD
FOXHOLES BUSINESS PARK
HERTFORD

**SELF CONTAINED
CAMPUS OFFICE
BUILDINGS**

TO LET

(POSSIBLE FREEHOLD)

3,755 - 7,733 SQ FT
369.55 - 718.40 SQ M



LOCATION

Hertford is a historic county town situated approximately 19 miles north of Central London and provides an attractive shopping, working and recreational environment.

The properties are situated within Foxholes Business Park adjoining the A414 and a short distance from the A10 Great Cambridge Road.

The A414 provides access to the A1M at Hatfield and the M11 at Harlow with the M25 being approximately 8 miles to the south. Hertford is convenient to both Luton and Stansted Airports. Rail connections are provided by Hertford East Station with services to London Liverpool Street and Hertford North Station providing services to Moorgate with underground interchange at Finsbury Park (Victoria/Piccadilly Lines).

DESCRIPTION

The buildings comprise of 2 self contained, semi detached campus style buildings built around 1990, with brick elevations under pitched roofs set in attractive landscape surroundings.

The accommodation is arranged as largely open plan office space with excellent natural light over 2 floors with kitchen and male and female WC's.

AMENITIES

- Gas fired central heating
- Raised access floor
- Suspended ceiling with recessed cat II lighting
- Double glazing
- Disabled WC
- Male and female WC's
- Kitchens
- Exclusive parking area for up to 38 cars

TERMS

The buildings are available independently or in combination to let on a new full repairing and insuring lease, for a term to be agreed incorporating upward only reviews every 5th year. Consideration will be given to a sale of the freehold.

RENT

On application.

PRICE

On application.

BUSINESS RATES

The buildings have the following rateable values: Building A1 - £47,500 and Building A2 - £51,000. Interested parties should verify these figures with the Local Rating Authority.

ESTATE CHARGE

An estate charge is levied in respect of the maintenance of the common areas.

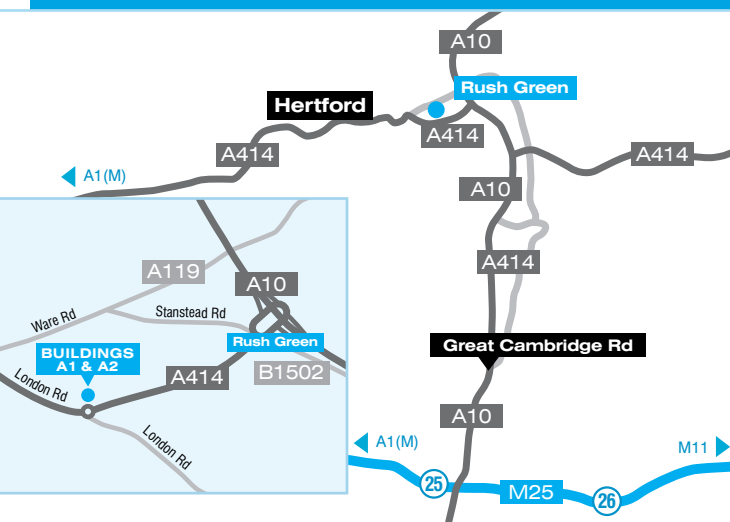
VIEWING/FURTHER INFORMATION



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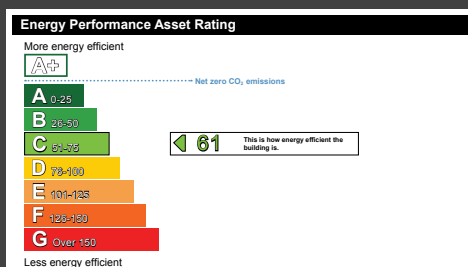
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ACCOMMODATION

We have measured the buildings in accordance with the 6th Edition of the RICS Code of Measurement and have calculated the following net internal floor areas; Building A1 - 3,978 sq ft and Building A2 - 3,755 sq ft.



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