

“The Region’s New Active Commercial Agent”

TO LET

ATTRACTIVE PERIOD OFFICES WITH 2 PARKING SPACES

66.24 SQ M (713 SQ FT)



**7A RAILWAY PLACE
HERTFORD
SG13 7BS**

See important notice overleaf

01438 816396

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7A RAILWAY PLACE, HERTFORD, SG13 7BS

DESCRIPTION & SITUATION The premises comprise entire first and second floors of this period property in the style of a malt house which forms part of an attractive terrace of similarly aged buildings.

The property is situated on the west side of Railway Place some 50 yards from its corner with the A119 Ware Road (identified by the Saracens Pub). The property is within walking distance of the town centre and Hertford East Railway Station which provides access to London Liverpool Street (45 mins approx).

FEATURES

- 2 PRIVATE CAR SPACES
- ENTRY PHONE SYSTEM
- GOOD DECORATIVE ORDER
- MALE AND FEMALE CLOAKROOM FACILITIES PLUS SHOWER CUBICLE
- EXPOSED BEAMS
- SECURITY GRILLES

FLOOR AREAS All dimensions and areas are approximate only.

	(sq m)	sq ft
Second Floor (top) Offices	25.35 sq m	273 sq ft
First Floor Offices	40.89 sq m	440 sq ft
Total Area	66.24 sq m	713 sq ft

TERMS The property is to be let on a new lease for a term by arrangement. Short or long term considered.

RENT £7,500 per annum exclusive

RATES To be advised

LEGAL COSTS The ingoing tenant is to be responsible for both parties reasonable and legal costs incurred.

VIEWING Strictly by appointment through
BOWYER BRYCE
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Ref: 011890

Important Notice

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- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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