



**PLEASE NOTE: The Landlords are not obliged to accept any offers and will make their choice of tenant based on the suitability of the applicants, their financial status and the trade/business that is proposed. We will be pleased to answer any questions and look forward to your call.**

#### Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering into a contract.

#### Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items shown are expressly excluded from the sale unless otherwise stated within the sales particulars.

#### Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamson Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings. Items in photographs are not necessarily included.



WILLIAMSON  
DACE | BROWN



## 30-34 Parliament Square, Hertford, SG14 1EZ

- **OIRO £8,000 per annum exclusive.**
- **Prominent second floor offices**
- **Town centre location**

Second floor office premises situated in this prominent position in Hertford town centre. Conveniently located for bus links into Hertfordshire and rail links into central London. Total available space approx. 500ft<sup>2</sup>.



WILLIAMSON  
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#### Williamson Dace Brown

22 Cannon Hill, Southgate, London N14 6BY  
Tel: 020 8886 4407  
[www.wdbproperty.co.uk](http://www.wdbproperty.co.uk)

PROPERTY  
CONSULTANTS

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SURVEYORS

MANAGING  
AGENTS

CITY &  
CENTRAL

Hertford is situated approximately two miles west of the A10 and twelve miles north of Junction 25 on the M25. The town provides good links to the A10, M25, A505 and the M11. The property is located towards the town centre on the B158 which is walking distance from St Andrews car park and the main retail area of Hertford. Hertford North and East British Rail stations are close by with regular services to London's Moorgate, Kings Cross and Liverpool Street.

The property is accessed directly from the pavement into the communal ground floor entrance foyer with a staircase leading to the first and second floors. The open plan office is located on the second floor and is carpeted throughout. Plenty of power sockets and telephone points. There is ample lighting. All windows to front and rear include secondary glazing. There is a communal gas-fired boiler and there are radiators throughout the offices.

The office has its own kitchen facilities and WC's.

### Accommodation

(all sizes approximate)

### Secure Second Floor Offices

Net Internal Area (Excluding w/c & stairs)  
505.9ft<sup>2</sup> (47m<sup>2</sup>)

WC  
Single WC.







### Terms

A new internal repairing and insuring Lease is offered, subject to contract, on flexible terms at a starting rental of **£8,000 per annum exclusive**. The incoming tenant is to be responsible for the landlord's legal costs with regard to the granting of the new Lease.

### Service Charge

Approximately £700 per annum.

### Deposit

A deposit of three to six months rent will be required to be held for the duration of the lease by the landlords managing agent subject to the receipt of satisfactory references.

### References

All incoming tenants will be required to provide satisfactory references from their bank, accountant, solicitor and current/previous commercial landlord. Photographic identification is also required.

### Planning

The property falls within East Herts Borough Council and can be used as an office under Class E. All tenants are to satisfy themselves with regard to the Use Class Order.

### Business Rates

Rateable Values; 2nd floor £4,550. Applicant to confirm rates payable with East Herts Council.

### EPC

Rating D—96

**Viewings** By appointment only.

### Letting and Managing Agents

Williamson Dace Brown LLP  
22 Cannon Hill, Southgate  
London N14 6BY

[www.wdbproperty.co.uk](http://www.wdbproperty.co.uk)

### Contact

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