

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA
Tel: 01920 469211 www.witherstomas.co.uk

1,162 SQ FT (108 SQ M) MODERN GROUND AND FIRST FLOOR OFFICE SUITE

TO LET

CENTRAL WARE, HERTS



- SITUATION:** This attractive office property is situated in Sucklings Yard, Ware, just off Church Street, and within 50 yards of the High Street. It is immediately adjacent to the Town's largest public car park and therefore enjoys all the benefits of a Town Centre location with a degree of privacy.
- ACCOMMODATION:** Access from Sucklings Yard to:
- GROUND FLOOR:** 15' x 22'3 (4.5m x 6.7m) overall incorporating partitioned kitchen and WC facilities, partitioned offices. The office configuration can be altered to suit an ingoing tenant, with partition's removable, if required.
- FIRST FLOOR:** 37'3' x 22'3' (11.3m x 6.7m), currently partitioned to form 3 working areas, this can be reconfigured/removed if required, Cat II lighting, heating, entry phone
- OUTSIDE:** 2 car parking spaces.
- TERMS:** This property is available on a new lease, terms to be agreed.

Partners: A.K.Thomas, C.A.Thomas, A.R. Thomas

Messrs. Withers Thomas for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute and part of a contract: (ii) no person in the employment of Messrs. Withers Thomas has any authority to make or give representation or warranty whatsoever in relation to this property.

RENTAL: £10,000 p.a. - rental payments to be made quarterly in advance with one quarter's rental deposit.

RATEABLE VALUE: The rateable value is £8,700, but interested parties are advised to make their own enquiries with the Local Authority.

LEGAL EXPENSES: The ingoing party to be responsible for all parties' legal costs.

VIEWING: Strictly By Appointment Only Through:
WITHERS THOMAS
CHEQUERS HOUSE, WATTON ROAD, WARE,
HERTS, SG12 0AA
TEL: 01920 469211

FOLIO NO. 1/735BM

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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