

Withers Thomas

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

1,150 SQ FT (106.84 sq m) PERIOD CHARACTER OFFICES

TO LET

BALDOCK STREET, WARE



LOCATION

Ware is an attractive market town, 20 miles North of London, bypassed by the A10 London Cambridge truck road which crosses the A414 East West route immediately to the South, with the M25 some 10 miles further to the South. Ware station serves London Liverpool Street in approximately 45 minutes. Baldock Street is a Northern extension to the High Street and the property therefore enjoys a central location.

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 any 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.

ACCOMMODATION

Ground Floor	Reception: 14'9 x 15' (4.49m x 4.57m) overall (currently portioned). Open brick fireplace, stairs to first floor. Office 2: 15' x 10' (4.57m x 3.04m), fitted carpet, Cat II lighting, power points. Office 3: 16'3 x 12'3 (4.95m x 3.73m), fitted carpet, Cat II lighting, power points.
First Floor	Small landing with stairs to 2 nd floor. Office 4: 10' x 9'6" (3.04m x 2.81m). Office 5: 16' x 13'3 (4.95m x 3.73m). Office 6: 15' x 10' (4.57m x 3.04m) with stationary cupboard. Male and Female W.C. facilities.
Kitchen	Sink unit and worktop with cupboard off.
Second Floor	Storage area of approximately 192 sq ft (17.84sq m).
TERMS	This property is available, To Let, on a new Full Repairing and Insuring lease, terms to be agreed.
RENTAL	£10,750p.a. with rental payments made quarterly in advance with one quarters rental deposit. (NO VAT)
RATEABLE VALUE	The rateable value is £9,900 but interested parties' are advised to make their own enquiries with the local authority.
LEGAL COSTS	All parties' legal expenses to be paid by the ingoing tenant(s).
VIEWING	Strictly by appointment only through: WITHERS THOMAS TEL: (01920) 469211

Folio No. 6.491K

NO VAT PAYABLE

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