

# Withers Thomas

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

**430 SQ FT (39.95 sq m) OFFICE SUITE WITH PARKING**

**TO LET**

**MARSH LANE, WARE**



## LOCATION

All at first floor level within the Arcroft Building, Marsh Lane, Ware. Marsh Lane is arguably the main industrial centre in Ware with occupiers ranging from Aviva Buses and the Post Office to the new Premier Inn Hotel/Beefeater Restaurant. Communications are excellent with Ware main line rail station within walking distance of the property and the A10 dual carriageway only five minutes' drive from Marsh Lane.

## ACCOMMODATION

- Forecourt area with parking for three vehicles plus turning area.
  - Shared entrance with shared male and female WC facilities at ground floor.
- Stairs to first floor:
- Office 1: 19' x 14.6' (5.79m x 4.42m) with Cat.II lighting, double glazing, good natural light, fitted carpet.
  - Office 2: 12.3' x 14.6' (3.73m x 4.42m) (to include kitchen).

## TERMS

This property is available, to let, on terms to be agreed.

## RENTAL

£7,500 p.a. with rental payments made quarterly in advance with one quarters rental deposit.

**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.

**RATEABLE VALUE**

The rateable value is £5,100 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  
CHEQUERS HOUSE  
WATTON ROAD  
WARE  
HERTS, SG12 0AA**

**TEL: (01920) 469211**

**AGENTS NOTE**

The tenant to pay their own Rates, Water, Electricity. The heating is via Oil filled boiler which the landlord maintains and fills (charges back).

**Folio No. 17/022C**

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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