

Withers Thomas

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

1,200 SQ FT (111.48 SQ M) OFFICES TO LET

CENTRAL POSITION

HIGH STREET, WARE, HERTS



SITUATION:

These attractive offices are centrally situated in Ware High Street, close to the town's major traders; it is thus conveniently situated for all the town's amenities. Ware itself is by-passed by the A10 north-south route which connects with the M25 approximately 12 miles to the south and has the A414 east-west route crossing one mile to the south of the town. Ware is also served by main line rail services to London Liverpool Street approximately 45 minutes.

ACCOMMODATION:

Front entrance door off High Street with attractive entrance hall and staircase up to first floor landing, w.c. off.

Partners: A.K.Thomas, C.A.Thomas, A.R. Thomas
Building Surveyor: M Guendour BSc (Hons)

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.

OFFICE 1/RECEPTION:	11'9 x 14'6 (3.58m x 4.42m)	170sq ft (15.79 sq m)
OFFICE 2:	18'9 x 13' (5.72m x 3.96m)	243sq ft (22.58 sq m)
SECOND FLOOR:	WC off landing with low level w.c. suite, wash hand basin, warm air hand dryer.	
OFFICE 3/BOARDROOM:	13'6 x 20'3 (4.12m x 6.17m) Dual aspect. Leading to:	273sq ft (25.36 sq m)
OFFICE 4:	12'6 x 14'6 (3.81m x 4.42m)	181sq ft (16.82 sq m)
THIRD FLOOR:	Kitchen/Staff Room: 12' x 10'4 (3.66m x 3.15m).	
OFFICE 5/STORE:	18' x 11'6 (5.49m x 3.51m)	207sq ft (19.23 sq m)

The offices have the benefit of gas central heating to radiators throughout, fitted carpets, and strip lighting.

TERMS: This property is available to let on a new full repairing and insuring lease, length to be agreed, with rental payments made quarterly in advance with one quarter's rental deposit.

RENTAL: £10,000 per annum.

RATEABLE VALUE: £7,200 but interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS: All parties legal costs to be borne by the ingoing tenant.

VIEWING: Strictly By Appointment Only Through:
WITHERS THOMAS TEL: 01920 469211

FOLIO NO. 14/210D

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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