

Withers Thomas

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

1,055 SQ FT (98.01 SQ M) ATTRACTIVE FIRST AND SECOND FLOOR OFFICE SUITE

TO LET

EAST STREET, WARE, HERTS



LOCATION

These premises comprise a splendid Grade II listed building situated in the centre of the town. Walking distance to all the towns amenities and the railway station.

ACCOMMODATION

Ground Floor:

Entrance hall with meter cupboard and entry-phone system Stairs to:

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.

First Floor:	50'6 x 17' max (15.39m x 5.18m)	700 sq ft (65.03 sq m)
	Mainly open plan with exposed features, good natural lighting, strip lighting, fitted carpets, under stairs storage and built in storage cupboard.	
	Male and female W.Cs	
	Kitchen with sink unit and drainer.	Stairs to:
Second Floor:	36' x 11' max (10.97m x 3.35m)	355 sq ft (32.98 sq m)
	Open plan with exposed features, strip lighting, fitted carpet, storage.	
TERMS	This property is available, to let, on terms to be agreed, on a Full Repairing and Insuring basis.	
RENTAL	£14,000 p.a. with rental payments made quarterly in advance with one quarters rental deposit.	
RATEABLE VALUE	The rateable value is £8,300 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	

Folio No. 3/695V

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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