

# Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS  
Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA  
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## 968 SQ FT (89.93 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:**

Wheelchair access from Sucklings Yard to:

### **OFFICE 1:**

23' x 16' (7m x 4.8m) overall incorporating partitioned kitchen and WC facilities. The office is fitted out to a high standard with wood-effect flooring, Cat II lighting, air conditioning and is fully cabled suitable for a high speed broadband connection.

**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.

**OFFICE 2:** 20' x 16' (6.1m x 4.8m), fitted out to a high standard with wood-effect flooring, Cat II lighting, air conditioning and is fully cabled suitable for a high speed broadband connection

Stairs to first floor.

**FIRST FLOOR:** Board room/manager's office: 20' x 14' (6.1m x 4.2m) (5' headroom). This area incorporates Velux windows and is fitted out to a high standard with wood-effect flooring, Cat II lighting, air conditioning and is also fully cabled suitable for a high speed broadband connection.

**OUTSIDE:** 2 car parking spaces.

**TERMS:** This property is available on a new lease, terms to be agreed.

**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 £14,250, 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. 1/735BJ**

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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