

# Withers Thomas

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

## SERVICED OFFICES

### TO LET – MONTH-BY-MONTH

### GENTLEMENS FIELD, WARE



#### LOCATION

Gentlemens Field is situated adjacent to the Westmill Road intersection with the A10 (Ware north exit), one mile from Ware town centre and three miles from Hertford town centre providing excellent road communications throughout the area via the A10, the A602 to Stevenage and the A414 east west route. Junction 25 of the M25 is some nine miles to the south.

Both Ware and Hertford have Rail stations to London Liverpool Street, and Hertford also to London Kings Cross.

#### ACCOMMODATION

Room			SQ FT (sq m)		Monthly
4	Ground	Office	228 (21.1)	<b>To Let</b>	£700 + VAT
10	Ground	Office	258 (24)	<b>To Let</b>	£675 + VAT

**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.

**TERMS**

These offices are available, To Let, on a month by month basis.

**RENTAL**

Quoted figures are all inclusive to include:

- business quality internet connection
- incoming post sorting
- car parking
- visitor parking
- business rates based on small business rate relief being applied
- water rates
- central heating
- electricity
- building insurance
- repairs and maintenance of building fabric including lighting etc
- waste and recycling services
- 24 hour access/cctv

Hot desking £125 plus VAT pcm

Virtual offices £50 plus VAT pcm

**VIEWING**

Strictly by appointment only through:

**WITHERS THOMAS TEL: (01920) 469211**

**Folio No. 16/051C**

VAT IS PAYABLE



Office 10



Office 4

Advertised on Rightmove via our sister agent Houghton Residential Lettings