

# Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS

Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA

Tel: 01920 469211 Fax: 01920 462916 [www.witherstomas.co.uk](http://www.witherstomas.co.uk)

**729 SQ FT (67.73 SQ M) SECOND FLOOR OFFICE SUITE IN  
GRADE I LISTED BUILDING**

**TO LET**

**THE LORD WAKE SUITE, WARE PRIORY, WARE, HERTS**



## LOCATION

This office is situated within Ware Priory which lies at the very heart of Ware and dates back to 1338. It was originally a Franciscan Friary which was founded by Thomas Wake. In 1993 the Priory Trustees embarked on a £1 million restoration programme of this Grade I Listed building. Situated in 7 acres of picturesque riverside gardens, the premises now offer high standard accommodation including offices, banqueting and conference facilities; there is also on-site extensive car parking available.

Ware is approximately 21 miles due north of London on the A10. It is a market town and benefits from a station with a service into London's Liverpool Street.

## ACCOMMODATION

Main entrance hall/reception area. Second floor office suite with views overlooking the park and St Mary's Church on one side and on the other views of the River Lea. Suite comprising:

### Office 1

19'9 x 14'3 max (6.02m x 4.34m max) with good size walk

**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.

in cupboard. Kitchen with stainless steel sink and wall and base units with staff room 9' x 8'3 (2.74m x 2.51m) (includes kitchen).

**Office 2** 11'9 x 6' (3.58m x 1.82m).

**Office 3** 17'6 x 14'4 (5.33m x 4.36m).

**Store Room** 7'9 x 5'6 (2.36m x 1.67m) with fire escape and boiler room off.

Fitted carpets to office areas; storage heaters; electricity on a metered supply.

- \* A superb location in 7 acres of the Priory Park beside the River Lea.
- \* On site conference, banqueting and catering facilities.
- \* High level of security and generous car parking.
- \* Lift and use of kitchen.
- \* 25 miles from London – 45 minutes to Liverpool Street station.
- \* A10 5 mins and M25, A1M, M11 and Stansted Airport 20 mins.

**TERMS** This office is available to let on a new lease, the length to be agreed. Service charge – £4,500 (excludes the costs of external redecoration). Utilities on metered supply.

**RENTAL** £10,000 per annum plus VAT, payable quarterly in advance with one quarter's rental deposit.

**RATEABLE VALUE** The rateable value is £6,900 but interested parties are advised to make their own enquiries with the Local Authority.

**LEGAL COSTS** Each party to pay their own legal costs.

**VIEWING** Strictly by appointment only through:  
**WITHERS THOMAS**  
**TEL: (01920) 469211**  
**FOLIO NO. 11/187F**

VAT IS PAYABLE

**Energy Performance Certificate** HM Government  
Non-Domestic Building

LORD WAKE SUITE  
Ware Town Council  
The Priory, High Street  
WARE  
SG12 9AL

Certificate Reference Number:  
9982-3007-0023-0802-7921

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

A+ (Net zero CO<sub>2</sub> emissions)

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

185 This is how energy efficient the building is.

Less energy efficient

**Technical information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	125
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	89.37

**Benchmarks**

Building similar to this one could have ratings as follows:

31 If newly built

64 If typical of the existing stock