

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

**445 SQ FT (41.34 SQ M) FIRST FLOOR OFFICE IN
GRADE I LISTED BUILDING**

TO LET

**THE GREYFRIARS ROOM
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. Lift to first floor suite. Ceiling height in excess of 10' with:

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.

Greyfriars Room

445sq ft (41.34m²).

- * 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 - £3,000 to cover the annual maintenance costs (excludes the costs of external redecoration). Utilities on metered supply.

RENTAL

Greyfriars Room: £6,850 per annum plus VAT payable quarterly in advance with one quarter's rental deposit.

RATEABLE VALUE

Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Each party to pay their own legal costs.

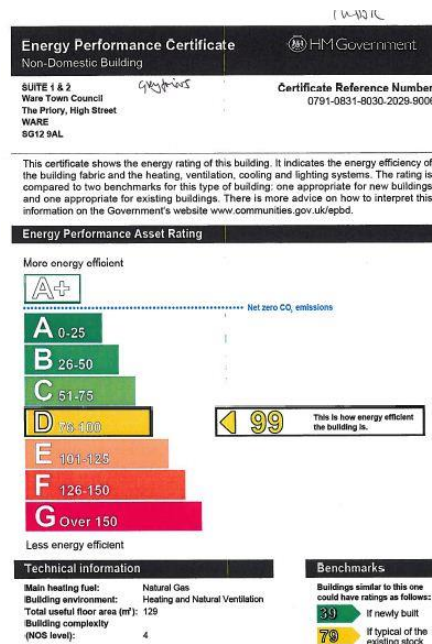
VIEWING

Strictly by appointment only through:
WITHERS THOMAS

TEL: (01920) 469211

VAT IS APPLICABLE

Folio No. 11/187G



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