

Princess Mary House, 4 Bluecoats Avenue, Hertford, Hertfordshire, SG14 1PB



Town Centre Office Premises TO LET

£18.00/SqFt

1,596 - 4,797 sqft (148.27 - 445.65 m²)

LOCATION

Princess Mary House forms part of the Bluecoats development, which comprises a number of period properties in Hertford town centre. The property is within proximity to all major town centre facilities including retail premises, banks, food and beverage operators, a public carpark, Tesco supermarket, M&S and the train station. The train station is approximately 1 minute walk for the property, with direct links to London Liverpool Street Station.

DESCRIPTION

The property is arranged over ground, first and second floor with basement stores. It consists of and benefits from the following:

- **Ground Floor** = 1,596 sqft (148.27 m²)
- **First Floor** = 1,595 sqft (148.18 m²)
- **Second Floor** = 1,606 sqft (149.20 m²)
- **Net Internal Area** = 4,797 Sqft (445.65 m²)
- Kitchenette upon each floor.
- Perimeter trunking.
- Carpeting.
- Window blinds.
- 18 Allocated parking.
- Entry phone system (untested).
- CCTV (untested).
- Gas fired central heating serving radiators.
- Good natural daylight.
- High ceilings.

TERMS

The premises are available as follows:

Ground Floor: Available upon a new internal repairing and insuring (IRI) lease for **£28,728** per annum exclusive.

First Floor = Available upon a new internal repairing and insuring (IRI) lease for **£28,710** per annum exclusive.

Second Floor = Available upon a new internal repairing and insuring (IRI) lease for **£29,908** per annum exclusive.

Entire Property = Available upon a new full repairing and insuring (FRI) lease for **£86,346** per annum exclusive.

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATEABLE VALUE & COUNCIL TAX

The premises are essentially rated upon a room-by-room basis. Please visit the VOA website for more information or [click here](#).

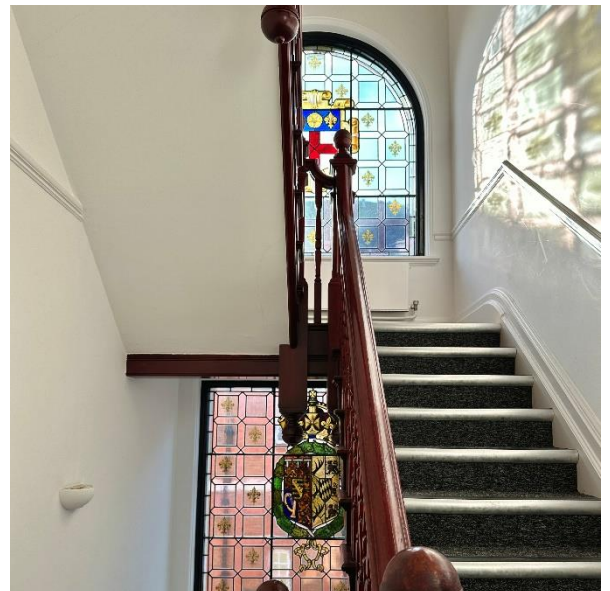
VAT

Plus VAT at the appropriate rate, if applicable.

VIEWING

For further information or an appointment to view, please contact sole letting agency S. R. Wood & Son Ltd.

www.srwood.co.uk | 01582 401 221



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