



HARFORDE COURT

FOXHOLES BUSINESS PARK
HERTFORD, SG13 7NW



Standard Life
Investments

TO LET
FULLY REFURBISHED
MODERN BUSINESS UNITS
WITH GENEROUS PARKING ALLOCATION
3,207 – 12,881 SQ FT

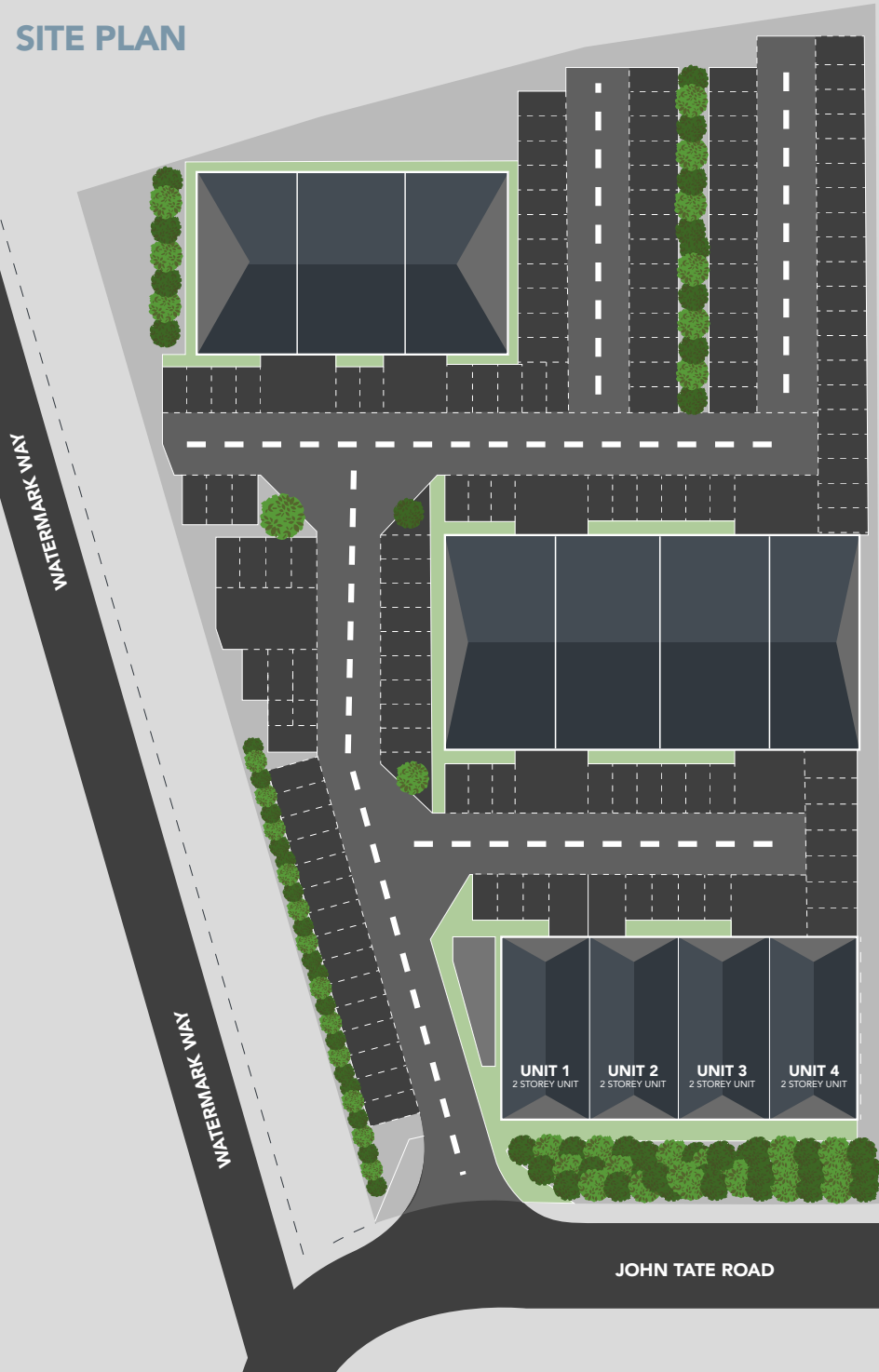


HARFORDE COURT OFFERS HIGH QUALITY BUSINESS ACCOMMODATION SUITABLE FOR A RANGE OF BUSINESSES INCLUDING STANDARD LIGHT INDUSTRIAL USE, WAREHOUSING, OFFICES AND HIGH TECH INDUSTRIES.

All the units have been fully refurbished internally with a reception area, ground floor production space, first floor offices and generous car parking allocations.

- Reception
- Comfort cooling & heating to offices
- Ground floor production space with solid floors and high ceilings
- Planning consent for B1 use
- Potential to convert ground floor into office accommodation
- Double glazed aluminium windows
- First floor offices with suspended ceilings and LED lighting
- Male and female WCs
- Excellent car parking provision

SITE PLAN



ACCOMMODATION

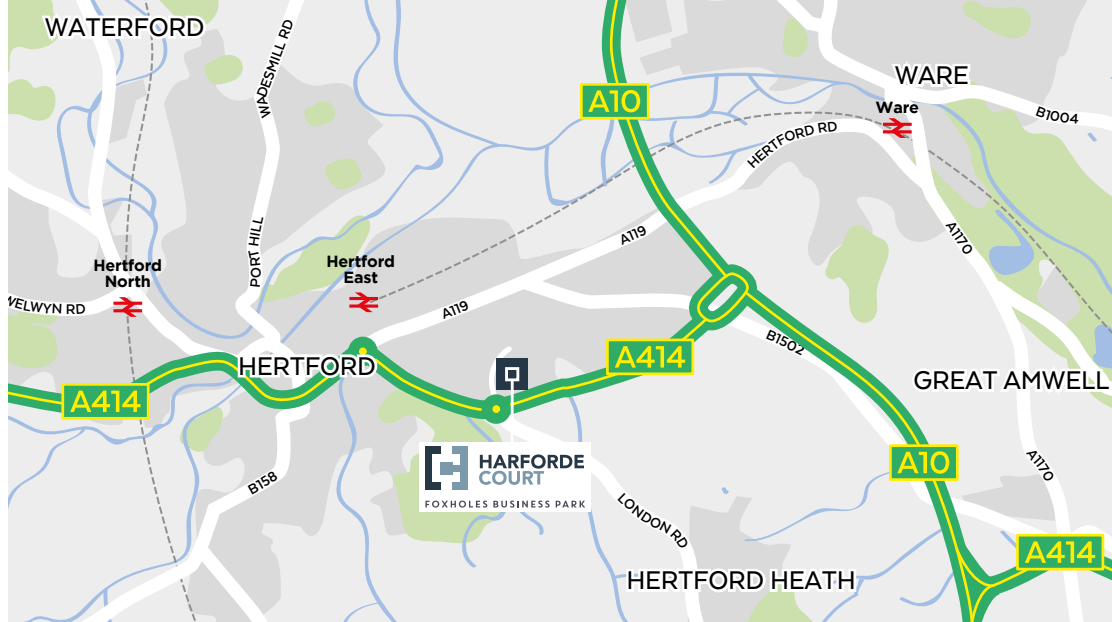
	SQ M	SQ FT
Unit 1	299	3,221
		11 parking spaces
Unit 2	298	3,207
		12 parking spaces
Unit 3	299	3,217
		10 parking spaces
Unit 4	301	3,236
		10 parking spaces
Unit 5	UNDER OFFER	
TOTAL	1,197	12,881
		43 parking spaces

Gross Internal Areas (GIA)

EPC

The buildings have an Energy Performance Rating of D 78-79.





LOCATION

Foxholes Business Park is an established business location approximately 1 mile east of Hertford town centre. Businesses located on the park include Mercedes Benz, Jewsons, IT Luggage, WSP, Azelis and Vision Plc.

Hertford is an attractive county town situated circa 25 miles north of Central London approximately equidistant between the A1(M) and M11 motorways.


Foxholes Business Park is situated adjacent to the A414 which links Hemel Hempstead in the west to Harlow in the east providing access to

the M1, A1(M) and M11 motorways. The A10 is in close proximity providing good access to the M25 (Junction 25) 10 miles to the south.

Hertford East railway station provides a good service to London Liverpool Street with a journey time of circa 50 minutes.

There is a good range of leisure and retail amenities in the town centre including; The Bircherley Green Shopping Centre, Waitrose, Tesco, Pizza Express, Prezzo, Ask and Loch Fyne.

COMMUNICATIONS

	A10	1 mile
	M25 (Junction 25)	10 miles
	A1(M) (Junction 4)	8 miles
	Central London	25 miles
	Hertford East Station	1 mile
	London Luton Airport	20 miles
	London Stansted Airport	20 miles
	London Heathrow Airport	47 miles

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local billing authority.

LEGAL FEES

Each party to bear their own legal costs.

TENURE

The units are available to let on new FRI leases.

RENT

Upon application.

VIEWING

Strictly by appointment through the joint letting agents:

**brasier
freeth.**

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www.brasierfreeth.com

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