

To Let

**Unit 9, Harforde Court, Foxholes Business Park,
Hertford, Hertfordshire, SG13 7NW**

3,215 sq ft (298.68 sq m) NIA

- To be Refurbished
- Two-storey office accommodation
- Generous allocated parking
- Comfort cooling and heating
- Double glazing throughout



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 Birchley Green Shopping Centre, Waitrose, Tesco, Pizza Express, Prezzo, Ask and Loch Fyne.

Specification

Harforde Court offers high quality business accommodation suitable for a range of businesses including standard light industrial use, warehousing, offices and high tech industries.

The unit will benefit from being fully refurbished internally with a reception area, ground floor production space, first floor offices and generous car parking allocations.

Terms

The premises are available by way of a new lease upon terms to be agreed.

Legal Fees

Each party to bear their own legal costs.

Communications

BY ROAD: A10: 1 mile; M25 (J25): 10 miles; A1(M) J4): 8 miles; Central London: 25 miles

BY RAIL: Hertford East: 1 mile (17 min walk via Caxton Hill)

TO AIRPORTS: Luton: 20 miles; Stansted: 20 miles; Heathrow: 47 miles

EPC

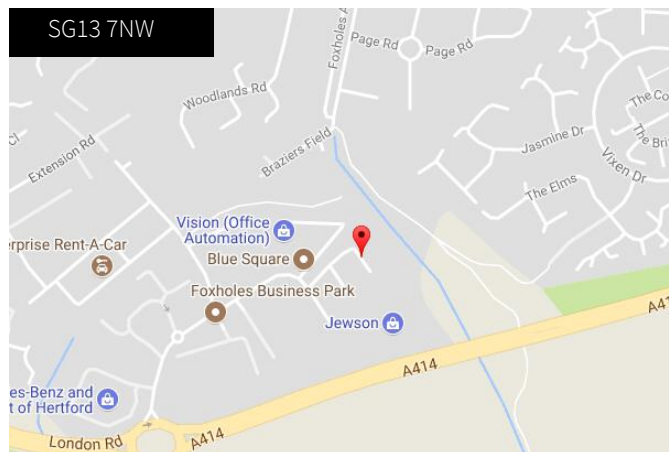
Available upon request.

Rent

Available on Request

Business Rates

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



Contacts

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