

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
Chequers House, Watton Road, Ware, Hertfordshire SG12 0AA
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235 SQ FT (21.83 SQ M) GROUND FLOOR FURNISHED OFFICE

TO LET

WARE, HERTFORDSHIRE

LOCATION

The property is situated in Nelson Court, Ware, in the old Ware police station at the junction of Gladstone Road with Watton Road. It is therefore conveniently situated for the public car park off Baldock Street and within easy walking distance of the town centre and all local amenities. The A10 north-south route is within half a mile of the property. The A414 east-west route crosses one mile to the south of the town. Ware railway station, with services to London's Liverpool street in approximately 45 minutes, is within walking distance of the property.

ACCOMMODATION Shared entrance door to hallway.

Office 18'6 x 10' (5.63m x 3.04m) and 7'9 x 6'6 (2.36m x 1.98m). Strip lighting, fitted carpet, entry phone system.

There is shared use of the w.c. and kitchen facilities.

TERMS

This property is available to let on easy in, easy out terms.

RENTAL

£4,000 per annum to include rent, rates and hire of desks and shelving, exclusive of utilities and maintenance.

LEGAL COSTS

All parties' legal expenses to be paid by the ingoing tenant.

VIEWING

Strictly by appointment only through
WITHERS THOMAS

TEL: 01920 469211

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

Folio No. 13/287E

***SPECIALISTS IN ALL FORMS OF VALUATION AND SURVEY WORK
INCLUDING ASBESTOS AUDITS***

Partners: A.K. Thomas, C.A. Thomas
Chartered Surveyors: A.P. Cayford FRICS., J.J. Bishop FRICS.

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