

**32 ST ANDREW STREET,
HERTFORD, SG14 1JA**



**CHARMING PERIOD OFFICE
BUILDING WITH CAR PARKING
IN CENTRAL LOCATION**

996 SQ FT



TO LET

www.paulwallace.co.uk

LOCATION:

Commanding a profile position on the Northern side of St Andrew Street immediately opposite the Castle public car park access then number 32 holds an enviable convenient and accessible town centre location.

This historic town has a full range of retail, banking and restaurant facilities complemented by numerous public car parks and a Sainsbury store on the former McMullen Brewery in Hartham Lane.

Hertford East and Hertford North British Rail stations offering London Liverpool Street and Kings Cross connections are both within walking distance.

The dual carriageway A414 is immediately to hand providing Eastward M11 connections at Harlow and Westward A1(M)/M1 connections at Hatfield and beyond. The A10 is within approximately 2 miles distance providing subsequent junction 25, M25, connections approximately 10 miles to the South. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

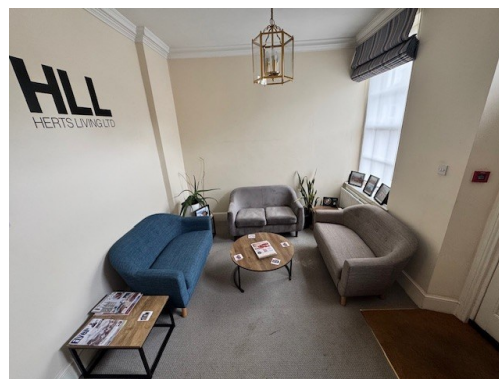
DESCRIPTION:

This fine Grade II listed fully self contained office building is arranged over basement, ground, first and second floors.

The lovely Georgian sash windows flood the building with natural light whilst the high ceilings at ground and first floor give an especially airy feel.

Total floor area 996 sq ft.

- * 2 officially allocated car parking spaces
- * Gas fired central heating serving radiators throughout
- * Vertical blinds
- * Separate male and female wc's
- * Kitchen area
- * Built in boardroom furniture
- * Retained open feature fire places
- * Fire & security alarms (un-tested)



TENURE:

Leasehold.

RENT:

£24,000 per annum exclusive.

RATEABLE VALUE:

We have been verbally advised that the premises have a rateable value of £12,250 with effect from 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk and further enquire about the possibility of small unit business rate relief.

SERVICE CHARGE:

Not applicable.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

VAT:

Not applicable.

EPC:

To follow.

VIEWING:

Strictly by appointment through Aaran Forbes or Tracey Gidley on 01992 440744 or aaran@pwco.biz or tracey@pwco.biz.

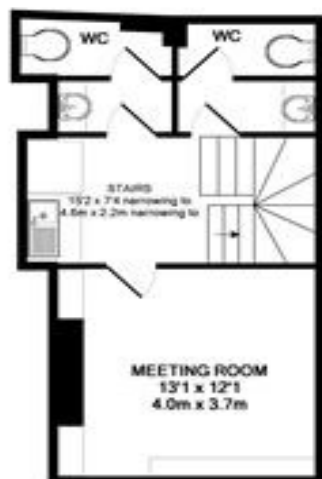
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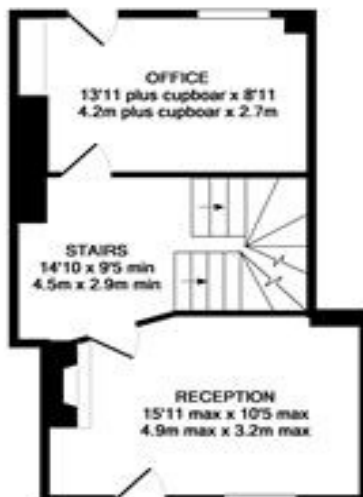
MISREPRESENTATION ACT

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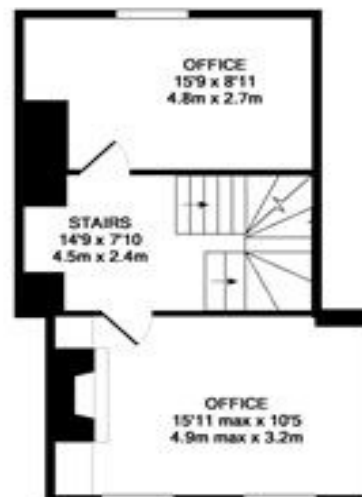
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- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation
- iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars
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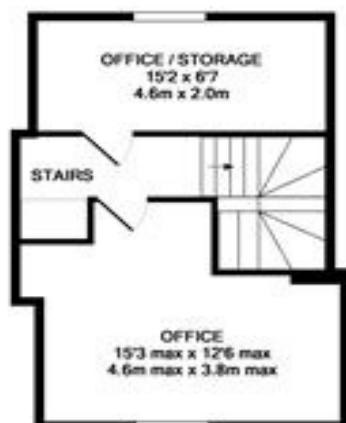
BELOW GROUND



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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