

**6 & 10 DIMSDALE HOUSE, FORE STREET,
HERTFORD, SG14 1BY**



**TOWN CENTRE OFFICE & BUSINESS
SPACE AVAILABLE AS A WHOLE
BUILDING OR ON A FLOOR BY
FLOOR BASIS**

549 - 1,280 SQ FT

TO LET - NEW LEASE(S)

www.paulwallace.co.uk

LOCATION:

Dimsdale House is situated just behind Fore Street to the rear of Pizza Express with access from the Gascoyne Way multi storey service road in the very centre of Hertford wherein there is a strong mix of national, regional and local retail trades and restaurant/leisure businesses such as M&S Food, Hertford House Hotel, Salisbury Arms, Boots, Messages Homeware and Beam Theatre.

There is near immediate access out onto the A414 and A10 dual carriageway road networks and two rail stations into London Liverpool Street and London Kings Cross.

DESCRIPTION:

A two storey town centre self contained office and business premises arranged over the ground and first floor.

The ground floor comprises a reception area and single open plan workspace with a toilet facility to the rear. There is electric heating.

The first floor comprises a main open plan area and two further meeting rooms, a bathroom and a separate toilet/shower room. There is a well fitted kitchen area within the larger work area. There is gas fired heating to radiators.

Ground floor	-	549 sq ft
First floor	-	731 sq ft
Total	-	1,280 sq ft GIA

All dimensions and floor areas are approximate.

- * Windows to entire flank elevation
- * Floor coverings
- * Electric and lighting
- * Flexible category E use
- * Accessible town centre location
- * Self contained building
- * Low rateable values
- * Part electric and part gas fired central heating to radiators



TERMS:

To let as an entire or on a floor by floor basis.

Ground floor	-	£12,000 per annum exclusive
First floor	-	£15,000 per annum exclusive

VAT:

Applicable.

EPC:

To follow.

RATEABLE VALUE:

For the ground floor we are informed upon a rateable value of £6,100 with effect 1 April 2023.

For the first floor we are informed upon a rateable value of £8,000 with effect 1 April 2023.

Interested parties are advised to verify this information at www.voa.gov.uk and further enquire as to the availability of Small Unit Business Rate Relief.

*On a floor by floor basis up to 100% ratings relief may be available.

LEGAL COSTS:

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

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

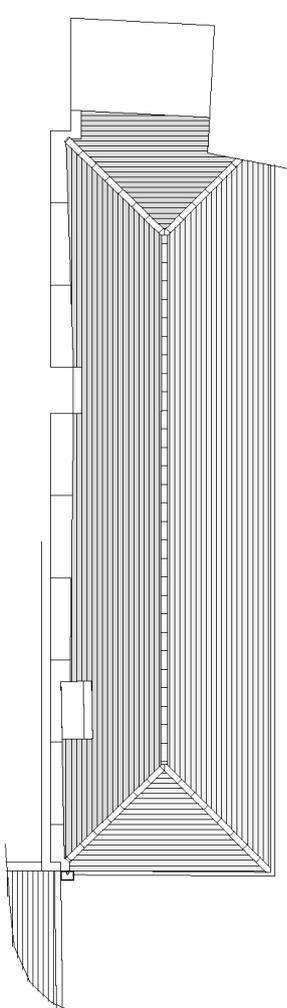
C4848



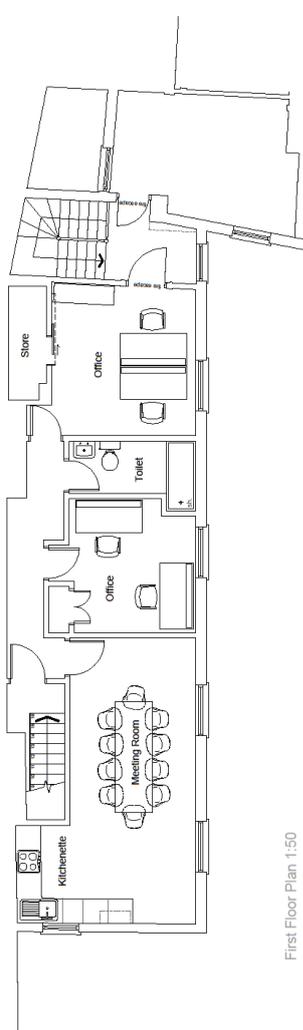
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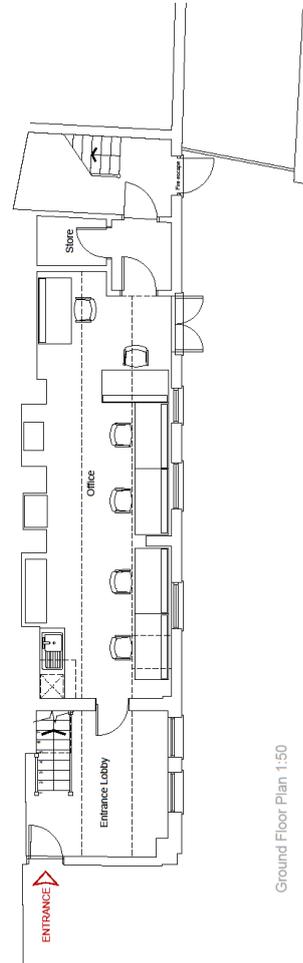
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- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as 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
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- v. Rents and prices quoted in the particulars may be subject to VAT in addition



Roof Plan 1:50

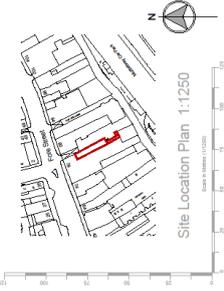


First Floor Plan 1:50



Ground Floor Plan 1:50

Site Location Plan 1:1250



Notes:
1. The dimensions are to be taken from this drawing.

Rev	Date	Description	Drawn
1			

Kirby · Cove · Architects

Studio 10
Cove House
Fore Street
Hertford SG14 1BY

Client: JAE
Date: January 2018
Scale: 1:200 A1, 1:50 @ A1

Project: Studio 10
Drawing: Floor Plans & Roof Plan

G.I.A Gross Internal Area (Measured Inside External Walls)	
Ground Floor	51m ² (549sqft)
First Floor	68m ² (732sqft)
Total Floor Area	119m² (1281sqft)