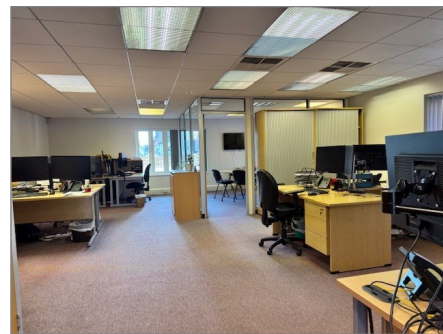
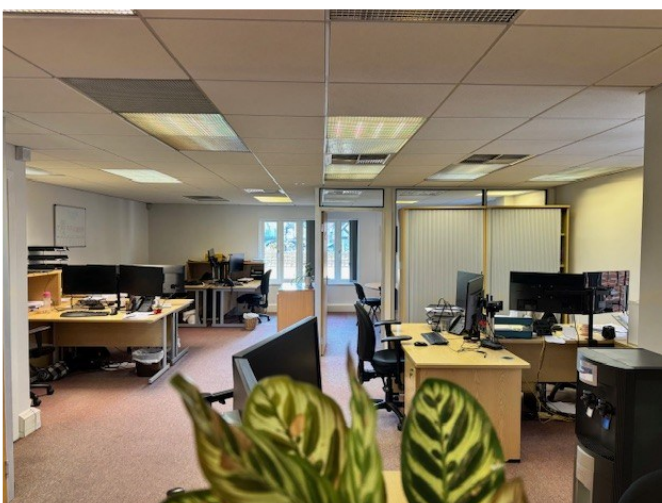


**6 & 7 CASTLE GATE, CASTLE STREET,  
HERTFORD, SG14 1HD**



**ATTRACTIVE TOWN CENTRE  
OFFICE BUILDING**

**842 - 1,712 SQ FT**

**6 SECURE PARKING SPACES**

**FOR SALE - WHOLE OR PART**

www.paulwallace.co.uk



## LOCATION:

Units 6 & 7 form part of the highly regarded Castle Gate town centre office development which fronts onto Castle Street just 120 yards or so from Hertford town centre. The scheme is bound on 2 elevations by Hertford Castle and the beautiful grounds to either side of the River Lea.

The recently opened Beam Theatre is on the far side of the Castle grounds in the very middle of this historic town centre which hosts a full range of national, regional and local trades, restaurants and service industries.

There is immediate access out onto the dual carriageway A414 providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond. The A10 is within approximately 1.5 miles and provides an M25, junction 25, connection approximately 8 miles to the south.

Hertford is serviced by 2 rail stations, Hertford East and Hertford North, both within walking distance and providing respective London Liverpool Street and London Kings Cross connections. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.



## DESCRIPTION:

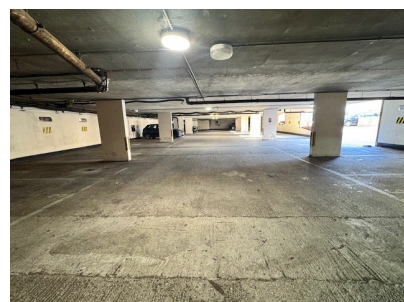
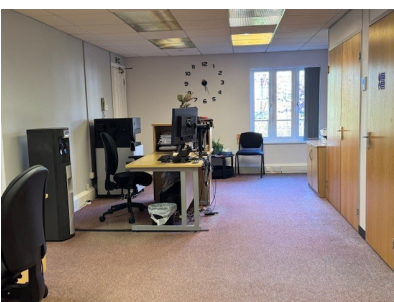
This building potentially provides 2 open plan office floor plates, all be it with a small amount of demountable glazed partitioning.

Ground floor	-	842 sq ft
First floor	-	870 sq ft
<b>Total</b>	-	<b>1,712 sq ft</b>
Secure under cover parking	-	6 spaces

All floor areas and dimensions are approximate.

Each floor is fully self contained with their own ground floor entrance point and toilets. The ground floor has an existing tea point. The same can be easily provided at first floor level.

Although each floor is fully self contained and capable of hosting 2 individual occupiers the layout of the building is such that it would equally suit a single occupier over both floors.



**DESCRIPTION (CONT):**

- \* Light and bright triple aspect accommodation
- \* Essentially 2 open plan floor plates, all be it with some minor demountable glazed partitioning
- \* Security entry phone system (untested)
- \* Fire & security alarms (untested)
- \* Suspended ceilings
- \* Perimeter trunking
- \* Air conditioning
- \* Floor coverings
- \* Vertical window blinds
- \* 6 valuable secure under cover parking spaces
- \* Toilet facilities to each floor
- \* Tea point to ground floor



**TERMS:**

For sale as a whole or on a floor by floor basis.

**PRICE:**

Ground floor	-	£300,000 subject to contract only
First floor	-	£300,000 subject to contract only

**POSSESSION:**

Vacant possession of the whole.

Alternatively the sellers will consider a lease back on one floor on terms yet to be agreed.

**RATEABLE VALUE:**

We are informed upon a single rateable value of £23,500 with effect 1 April 2023. Interested parties are advised to verify this information at [www.voa.gov.uk](http://www.voa.gov.uk).

**VAT:**

TBA.

**SERVICE CHARGE:**

TBA.

**EPC:**

Yellow 80D.

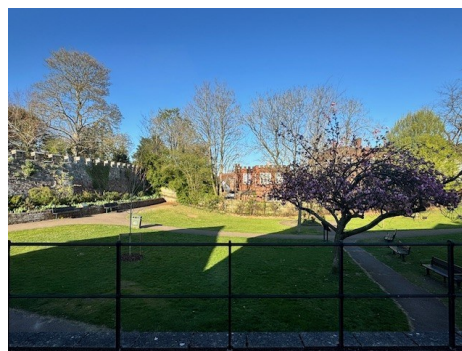
**LEGAL COSTS:**

Each party 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.

**C4890**





#### MISREPRESENTATION ACT

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