# S T A G H O U S E

### MODERN REFURBISHED OFFICES TO LET

VARIOUS SIZE SUITES AVAILABLE ON FLEXIBLE TERMS

FROM 355 SQ FT TO 1,626 SQ FT

OLD LONDON ROAD HERTFORD SG13 7LA

## A MODERN LANDMARK OFFICE BUILDING IN THE HEART OF THE TOWN

Hertford is a historic market town 20 miles north of London in the East Hertfordshire countryside, an area often regarded as one of the most desirable in the UK. Stag House is at the heart of Hertford town centre surrounded by a variety of restaurants, shops and pubs.



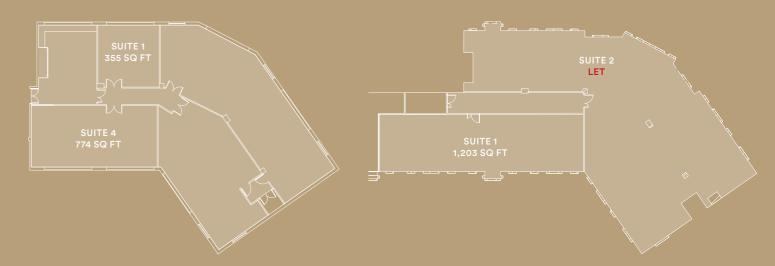




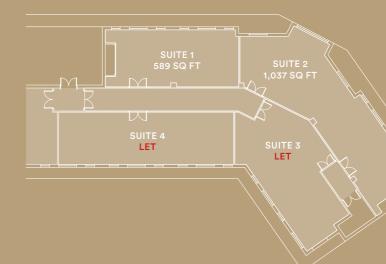


Stag House is a detached 4 storey landmark office building. The available accommodation is clear open plan, air conditioned space serviced by two passenger lifts and a manned reception. The property benefits from 88 on site car parking spaces and has been refurbished to a high standard.

#### **GROUND FLOOR**



#### THIRD FLOOR



#### ACCOMMODATION

The Available Accommodation Comprises The Following Approximate Net Internal Floor Areas:

Area	Suite	Sq Ft	Sq M	Parking
Ground Floor	1	355	32.9	1
	4	774	71.9	3
Total		1,129	104.8	4

#### AMENITIES





KITCHEN / BREAKOUT AREA

CONDITIONING

PARKING

#### FIRST FLOOR

First Floor		1,203	111.7	
	2		LET	
Total		1,203	111.7	-
Third Floor		589	54.7	
	2	1,037	96.3	4
	3		LET	
	4		LET	
Total		1,626	151.1	5

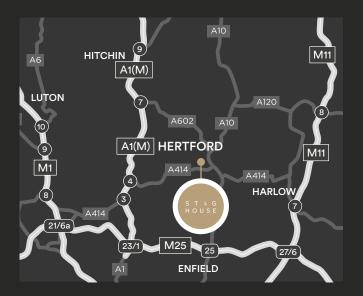




EWLY REFURBISHED



RAISED FLOORS





## LOCATION IS KEY

Stag House is situated at the junction with Old London Road (A414) and Ware Road (A119) close to Hertford town centre. The town offers excellent access to the A10 which links with the M25 and the A1(M).





The town is served by two train stations, Hertford East station, providing a service to Liverpool Street and Hertford North, providing services to Moorgate and King's Cross. Stansted and Luton airports are within a 30 minute drive time. Excellent retail and restaurant facilities are within a short walk.



#### Daniel Musgrove 01438 794586 daniel.musgrove@brownandlee.com



Graham Ricketts 01707 396734 graham.ricketts@brasierfreeth.com

#### **RENT & SERVICE CHARGE**

Terms on application, inclusive terms also available, please contact the agents for more information.

#### **EPC RATING**

D – 95

Conditions under which Particulars are issued. Messrs. Brown & Lee and Michael Rogers for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (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 purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. Brown & Lee and Michael Rogers has the authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. January 2023.