

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA
Tel: 01920 469211 www.withersthomas.co.uk

SINGLE ROOM FIRST FLOOR OFFICE

TO LET

CENTRAL WARE, HERTS



LOCATION

This office property is situated in Sucklings Yard, Ware, just off Church Street, and within 50 yards of the High Street, immediately adjacent to the town's largest public car park and therefore enjoys all the benefits of a town centre location with a degree of privacy.

ACCOMMODATION

ENTRANCE HALL

Stairs to First Floor.

FIRST FLOOR OFFICE

Single room office, with fitted carpet, strip lighting, roof lights, power and telephone points.

W.C.

1 Parking space

TERMS

This property is available To Let on a new quarterly arrangement.

RENTAL

£1,300 per quarter with rental payments made quarterly in advance with one quarters rental deposit.

RATEABLE VALUE

Interested parties are advised to make their own enquiries with the Local Authority.

Partners: A.K.Thomas, C.A.Thomas, A.R.Thomas.

Messrs. Withers Thomas for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Withers Thomas has any authority to make or give representation or warranty whatsoever in relation to this property.

LEGAL COSTS

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

VIEWING

Strictly by appointment only through:

**WITHERS THOMAS,
CHEQUERS HOUSE,
WATTON ROAD
WARE,
HERTS, SG12 0AA.**

TEL: (01920) 469211

Folio No. 1/735BN

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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