

OFFICE

**BUSINESS
SPACE
AGENCY****TO LET**

PIMILCO HOUSE, GASCOYNE WAY, HERTFORD, SG13 8EA

3,999 SQ FT (371.5 SQ M) SELF CONTAINED OFFICE BUILDING

- **MODERN SELF CONTAINED OFFICE BUILDING**
- **CLOSE TO HERTFORD TOWN CENTRE**
- **WALKING DISTANCE TO HERTFORD EAST AND HERTFORD WEST RAILWAY STATIONS**
- **6 CAR PARKING SPACES**
- **PROMINENT LOCATION**
- **COMFORT COOLING**

LOCATION

The property is located in a prominent position on Gascoyne Way (A414) to the West of Hertford Town Centre. Both Hertford North and Hertford East Stations are within easy reach as are the shopping facilities and general amenities of Hertford Town Centre. The property has excellent access to the A10 in an easterly direction and the A1 to the west.

DESCRIPTION

Pimilco House is a self contained four storey office building of modern design. Internally the accommodation is arranged as a mixture of cellular and open plan office areas.

The offices are offered in a good state of decoration and feature double glazed windows, comfort cooling, fluorescent lighting, kitchenette facilities, male and female w.c's and reception area.

WELL PLACED**PROPERTY ADVISORS**



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ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground Floor	1193	110.8
1 st Floor	1125	104.5
2 nd Floor	1148	106.6
3 rd Floor	553	49.5
TOTAL	3,999	371.5

TERMS

The property is available on a new lease for a term to be agreed at a rent of £77,980 per annum exclusive equating to £19.50 per sq ft.

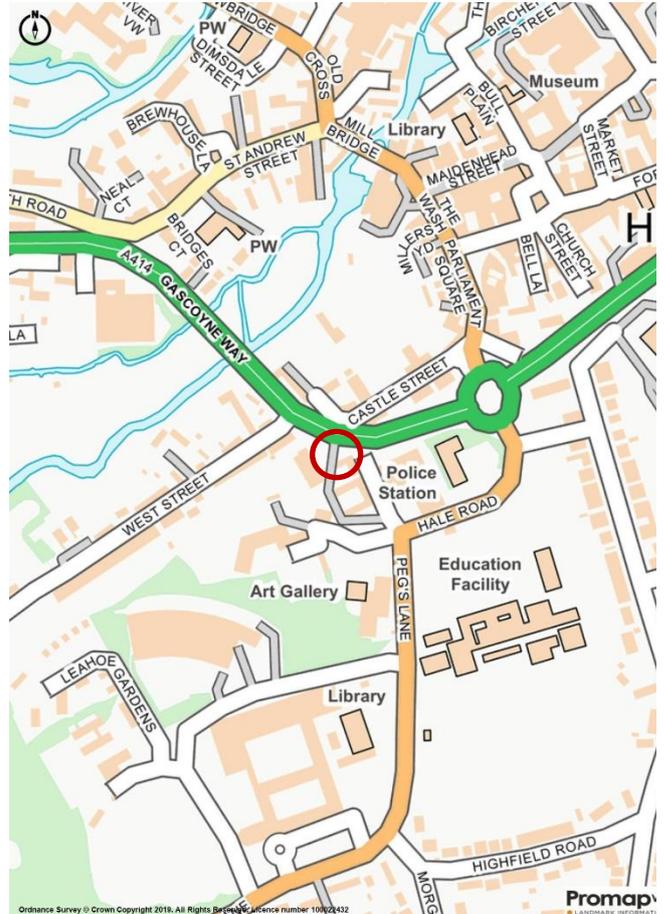
The rent is subject to VAT at the prevailing rate.

RATEABLE VALUE

Rateable Value: £37,200
Rates Payable: 2019/20: £18,748

SERVICE CHARGE

The property is self contained so if let as a whole no service charge will apply although the tenant will be responsible for the payment of all utilities.



ENERGY PERFORMANCE CERTIFICATE

EPC Reference: 0340-0331-9149-4407-6002
Rating: D-80

CONTACT

For further details on these and many other available properties please contact:



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