

Harforde Court.

FOXHOLES BUSINESS PARK
HERTFORD, SG13 7NW

Fully Refurbished Modern Offices and
Business Units Available Now To Let

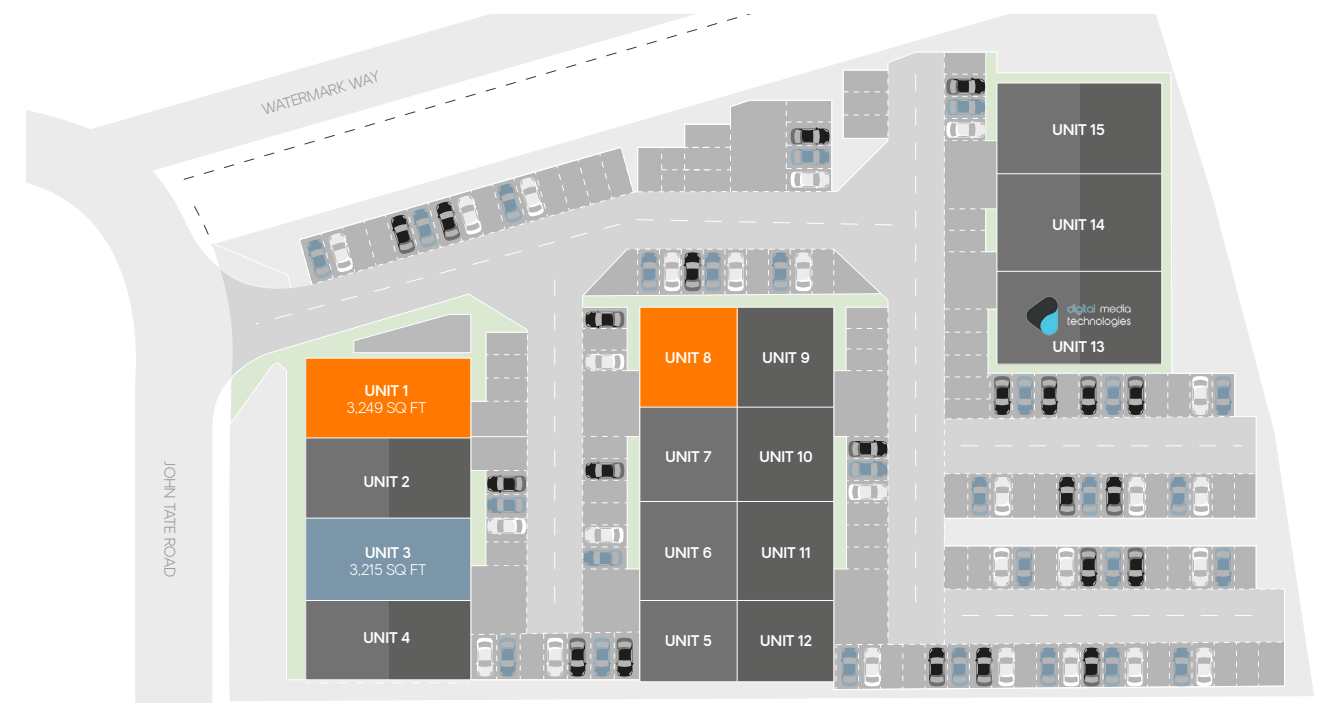
2,378 - 3,251 SQ FT
220.9 - 302.1 SQ M

Potential to combine units





Buildings for Business



Availability

Office Buildings ■
Business Units ■
Occupied ■

UNIT 1	SQ FT	SQ M
Ground Floor	1,625	151
First Floor	1,626	151.1
Total	3,251	302.1

UNIT 3	SQ FT	SQ M
Ground Floor	1,618	150.3
First Floor	1,605	149.1
Total	3,223	299.4

UNIT 8	SQ FT	SQ M
Ground Floor	1,173	109
First Floor	1,205	111.9
Total	2,378	220.9



About

Harforde Court offers high quality business accommodation suitable for a range of uses including offices and high tech industries.

Specification

- Fully refurbished
- Reception
- Comfort cooling & heating to offices
- Flexible ground floor space with solid floors and high ceilings
- Double glazed aluminium windows
- LED Lighting to offices
- Male and female WCs
- Excellent car parking provision
- Energy Performance Rating of D 78-79.



At home in Hertfordshire



Hertfordshire is home to a mix of vibrant towns and traditional countryside lying within the Metropolitan Green Belt.

Hertford offers quick and easy links to London, with regular and direct train services to the Capital. With good access to the national motorway network and situated within striking distance of four surrounding international airports, locals can enjoy the quieter, rural, lifestyle while being connected to the rest of the UK, Europe and beyond.



Demographics

30

Hertfordshire is home to more than 30 significant company headquarters

42.5%

The working-age population is more highly qualified than average, with 42.5% educated to degree level or above, compared with 38% nationally.

57.4%

Residents are more likely to work in the most highly skilled jobs - 57.4% compared with 54.1% nationally.

£34Bn

Hertfordshire has a strong, knowledge-based economy worth £34 billion a year - that's £29,000 for every person in the county.

5.7%

Since 2010 employment in knowledge-based industries has grown by 5.7% a year, almost twice the national rate.

Source: Hertfordshire Local Enterprise Partnership



Location

Foxholes Business Park is an established business location approximately 1 mile east of Hertford town centre. The park is situated adjacent to the A414 which links Hemel Hempstead to the west and Harlow to the east providing access to the M1, A1(M) and M11 motorways. The A10 is in close proximity providing good access to the M25 (Junction 25) 10 miles to the south.

Hertford East railway station provides a frequent service to London Liverpool Street with a journey time of circa 50 minutes.

Hertford North Station provides a fast service direct to Moorgate, with a journey time of 52 minutes.

Road



A10	4 mins	1 mile
M25 (Junction 25)	17 mins	10 miles
A1(M) Junction 4)	16 mins	8 miles
Central London	45 mins	25 miles

Train Stations



Hertford East Station	4 mins	1.1 miles
Hertford North Station	5 mins	1.8 miles

Airports



London Luton Airport	30 mins	20 miles
London Stansted Airport	26 mins	20 miles
London Heathrow Airport	45 mins	40 miles

Tenure

The units are available to let on new FRI leases.

Business Rates

Interested parties are advised to make their own enquiries with the local billing authority.

Legal Fees

Each party to bear their own legal costs.

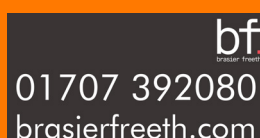
Contact

Rent

Upon application.

Viewing

Strictly by appointment through the joint letting agents:



Graham Ricketts

01707 396 734
07841 235 185
graham.ricketts@brasierfreeth.com



Simon Beeton

01279 620 225
07976 523 373
scb@dww.co.uk