



The Stables, Panshanger Park

Hertfordshire

Carter Jonas



# The Stables Panshanger Park Hertford SG14 2NA

Flexible office space  
situated within a stunning  
rural setting. Office space  
available between 5,308 sqft  
(493.1 sqm) and 1,100 sqft  
(102.2 sqm).

An exceptional opportunity to lease office  
space set within the well known Panshanger  
Park grounds. This property combines historic  
character with modern interiors, tailored to  
contemporary business needs.

Accessed via a private drive, the property  
benefits from a substantial car park including  
electric vehicle charging points, supporting  
sustainable commuting. The building is ideal  
for a business seeking a prestigious functional  
office space, in a picturesque location.

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## Floorplan

The Stables  
Panshanger Park  
Hertford  
SG14 2NA



Office Space: 5567 sq ft (517.2sq m)



or plan produced in accordance with RICS Property Measurement 2nd Edition,  
orporating International Property Measurement Standards (IPMS2 Residential).  
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The position & size of doors, windows, appliances  
and other features are approximate only.

## Location

The property is situated in a rural setting  
providing a peaceful environment, while  
maintaining excellent connection to the  
surrounding towns of Hatfield, Welwyn  
Garden City, St Albans and Hertford. All  
of which are around 20 miles north of  
London. The towns benefit from a range of  
local amenities including historic parks and  
gardens, shops and good transport links.

## Property

Designed as a former stable and coach  
house dating back to 1856, the building  
features a distinctive U-shaped layout with  
brick construction and hipped slate roofs.

The interior comprises of flexible open-plan  
office layouts allowing modular desk setups  
or private offices, including board rooms.

There is a range of space available, to suit  
many different types of businesses.

The offices can be accessed via the A414  
through to the B1000, leading to a gated  
private drive. To the west of the offices,  
a substantial car park provides spaces  
including electric vehicle charging points  
and bike racks to support commuting  
employees.

## Amenities

The offices are set within the stunning  
Panshanger Park, a Repton designed  
parkland, that is being managed in an  
ecological way to achieve restorative goals.  
Also, the carpark comprises of electrical  
charging points.



## Letting Details

Letting by negotiation. Tenants looking for larger accommodation preferred but we welcome all enquiries. Office space is let at a rate of £25/sqft.

## Additional Information

Further information on the service charge is available on request. Costs will vary dependent on how the property is let.

## Fixtures & Fittings

The offices come with shared Kitchen and Bathroom facilities.

## Services

The property has mains water and electricity supplies. For broadband and mobile connectivity please may your own enquiries and refer to <https://checker.ofcom.org.uk>

## Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

## EPC RATINGS

D – 94

## Local Authority

East Herts Council  
[www.eastherts.gov.uk](http://www.eastherts.gov.uk)

## Viewings

Viewings are strictly by appointment only by contacting the sole letting agents Carter Jonas, Oxford. Viewings are to be accompanied by the letting agent.

## Directions

Following the A414 Eastbound towards Hertford, take the first exit at the roundabout where the A414 intersects Thieves Lane (B1000). Then at the next roundabout take the first exit onto Welwyn Road. Follow until you reach the signpost 'TARMAC'.



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## Oxford

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