

6A Mimram Road Industrial Estate Hertford SG14 1NN

To Let

Light Industrial / Warehouse Unit

2,088 Sq Ft (GIA) Approx.

- Suitable for a range of commercial uses (not motor related)
- On site car parking
- Close to Hertford town centre



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I44-6

Mimram Road Industrial Estate

Hertford SG14 1NN

HERTFORD

The County Town is strategically located in the trunk road network approximately 20 miles north of Central London. It adjoins the A10 dual carriageway which links to the M25 at Junction 25 approximately 8 miles to the south at Waltham Cross. The A414 dual carriageway provides a fast east-west link between the M11 at Harlow and the M1 Hemel Hempstead.

Hertford has two separate railway services with Hertford North providing links to Kings Cross and Moorgate and Hertford East to Liverpool Street.

Major commercial centres within easy access include Hatfield, Welwyn Garden City, Stevenage, Ware, Harlow and Hoddesdon.

LOCATION

The estate is highly accessible being accessed directly off the A414, Hertingfordbury Road which is the main road into Hertford from Hatfield and the A1M. It is located between the railway bridge and the Esso Petrol Station.

Mimram Road Industrial Estate comprises 36 units, ranging in size from 740 to 6,000 sq. ft.

CURRENT AVAILABILITY

| Unit | Floor | Size (GIA) |
|------|--------------|-------------|
| 6A | Ground Floor | 2,088 Sq Ft |

TERMS

Available to let on a new lease for a term to be agreed.

Rent £26,500 p.a. plus VAT

RATEABLE VALUE

Please see the Valuation Office Agency website. Indicated assessments £9,000.

Rates are not payable if the tenant does not occupy other premises under the small business rates.

SERVICE CHARGE

A service charge for managing external areas and estate matters of approximately £0.50 per sq ft p.a. is payable.

AVAILABILITY

At an early date to be agreed.

INSPECTION

For further information please contact Mike Davies or Daniel Hiller.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy.

Energy Performance Certificate: Category C 62

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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