UNIT 6

CENTRUS

MEAD LANE | HERTFORD | SG13 7GX

TO LET

- To be comprehensively refurbished
- Twin electric roller shutter doors
- Clear eaves height of 7.2m
- 28 parking spaces
- 3 phase power supply
- Integrated office accommodation

MODERN WAREHOUSE UNIT - 14,949 SQ FT

>

CLICK TO VIEW GOOGLE MAPS

EPC

Available upon request.

VIEWINGS

For further information and viewings are via appointment with the joint agents:

LOCATION

Centrus is a modern estate located within the well established Mead Lane business area, half a mile from the town centre.

Hertford East railway station is a short walk and provides a good service to London Liverpool Street, with a journey time of circa 50 minutes.

The estate is in close proximity to the A10 which provides quick access to the M25 (J25).

A10	2 miles	Hertford East Station	½ mile
A1(M) - J4	8 miles	Luton Airport	20 miles
M25 - J25	11 miles	Stansted Airport	21 miles
M11 - J7	13 miles	Central London	30 miles

DESCRIPTION

Unit 6 is a modern industrial/warehouse property which is to be extensively refurbished throughout. Offices are at first floor level. Externally there is a dedicated yard and 28 allocated car parking spaces.

The unit provides a minimum clear height of 7.2m, 2 surface level loading doors, 28 allocated car parking spaces, a generous yard area and office accommodation at first floor that can be expanded onto the ground floor.

ACCOMMODATION (GEA)

	Sq M	Sq Ft
Warehouse	849.41	9,143
Ground Floor Undercroft	269.70	2,903
First Floor Offices	269.70	2,903
Total	**1,388.81**	**14,949**

TENURE

The property is offered on a new lease for a term and rent to be agreed.

RATES

According to www.gov.uk/correct-your-business-rates the property has a rateable value of £108,000, resulting in a payable figure of £53,028pa.
Interested parties should confirm this figure by their own enquiry.

LEGAL COSTS

Each party to cover its own legal costs incurred in the transaction.

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