

**2 WARREN PARK, GREEN TYE,  
HERTFORDSHIRE, SG10 6JD**



**BRAND NEW BUILD  
BUSINESS PREMISES**

**2,242 SQ FT**  
(POSSIBLE UP TO 4,084 SQ FT)

**TO LET - NEW LEASE**

www.paulwallace.co.uk

**LOCATION:**

Warren Park is located a short distance to the south west of Bishops Stortford with good connectivity through to Harlow, Ware and Hertford.

There is a Londis supermarket and post office in the adjoining town of Much Hadham.

Much Hadham	-	2 miles
Bishops Stortford	-	3.2 miles
Main line rail network (London-Cambridge)	-	3.75 miles
Harlow	-	7 miles
M11 junction	-	7 miles
Ware	-	8.3 miles
Stansted Airport	-	9.5 miles
Hertford	-	15 miles

**DESCRIPTION:**

A brand new building of steel portal frame construction under a pitched insulated roof incorporating light panels and with attractive modern clad elevations with the front most outlook having substantial glazed panels with inner roller shutter security access point. This space is highlighted green on the attached plan.

The building forms part of a larger mixed use estate of near 30,000 sq ft with occupiers substantially split across the B1/2/8 user types.

Maximum depth	-	95'
Internal width	-	16'
<b>Total</b>	-	<b>2,242 sq ft</b>

All floor areas and dimensions are approximate.

There are two adjoining units also available of 1,842 sq ft and up to 10,526 sq ft available under separate negotiation.

- \* **Private gated development**
- \* **9' eaves height (12' 9" to apex)**
- \* **Power and lighting (LED)**
- \* **Allocated car parking**
- \* **2 electric shutter access points**
- \* **Toilet facilities**
- \* **Fire systems (untested)**

**TERMS:**

To let on a new lease.

**RENT:**

£22,000 per annum exclusive.

**SERVICE CHARGE:**

TBA.

**VAT:**

TBA.

**RATEABLE VALUE:**

Yet to be assessed.

**LEGAL COSTS:**

Each party are to be responsible for their own legal costs.

**VIEWING:**

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

**C4553-1**



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	May 2018	1:500 At A3	<b>Heritage and Craft Centre</b> Barns 1 to 3 Warren Park Herts SG10 6JD	WF/ 41
	Drawn by		<b>BLOCK PLAN</b>	Copyright Archplan 2018
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