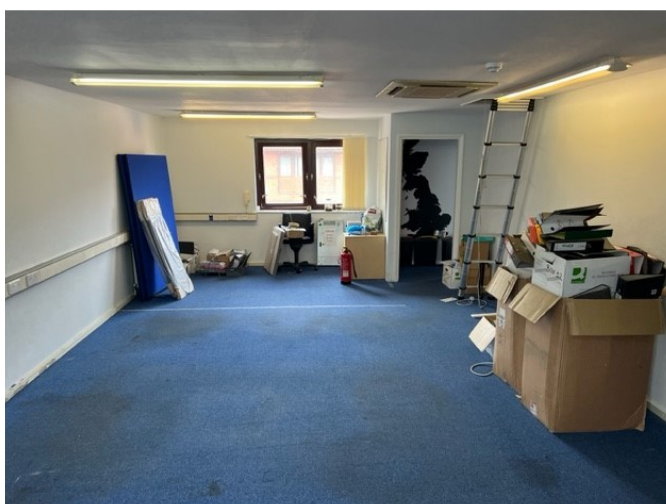


**UNIT 8, PEERGLow CENTRE, MARSH LANE,
WARE, SG12 9QL**



www.paulwallace.co.uk



**FLEXIBLE BUSINESS/OFFICE
AND/OR SHOWROOM BUILDING**

3,130 SQ FT GIA

FOR SALE

LOCATION:

Unit 8 forms part of the modern Peerglow Centre development which has historically provided a range of majority hi-tech business and office style buildings within an attractive and well regarded scheme.

Standing with frontage onto the Western end of Marsh Lane close to it's junction with the Viaduct Road there is swift access via the A1170 Amwell Road up to the A414 and A10 junctions to the South of Ware.

The dual carriageway A414 provides Eastward M11 connections at Harlow and Westward A1(M)/M1 connections at Hatfield and beyond. The A10 runs through to junction 25 of the M25 approximately 8 miles to the South.

Ware town centre and British Rail are within a short walk, with the former offering a full range of retail, banking and restaurant facilities and the latter a London Liverpool Street bound service via Tottenham Hale with it's Victoria Line underground connections.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

DESCRIPTION:

A modern two storey brick built premises under a pitched and tiled roof.

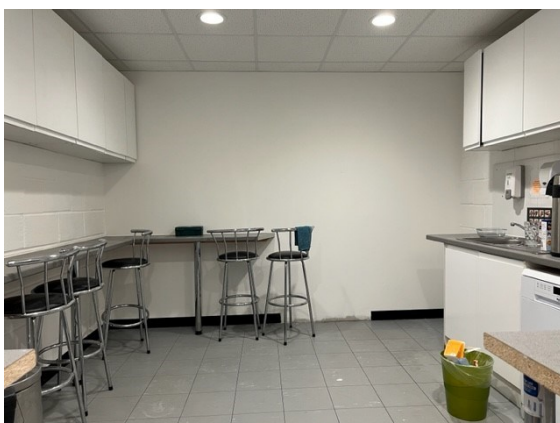
This building offers flexible usage retaining a roller shutter access point at ground floor level, all be it a glazed shop front style frontage has been installed immediately behind this.

The whole was previously in open plan format on a floor by floor basis but the last occupants have erected demountable partitioning.

Ground floor	-	1,547 sq ft
First floor	-	1,583 sq ft
Total	-	3,130 sq ft

All dimensions and sizes are approximate.

- * Fully self contained building
- * 6 allocated car parking spaces
- * Gas fired central heating serving radiators throughout
- * Air conditioning
- * Toilet and kitchen facilities
- * Three phase power and gas
- * Fire & security alarms (untested)
- * Communication and telephone cabling (unspecified)
- * Roller shutter loading/security door
- * Kitchen/staff area



TERMS:	Freehold for sale.
PRICE:	£675,000, subject to contract only.
VAT:	TBA.
SERVICE CHARGE:	TBA.
RATEABLE VALUE:	We are advised upon a rateable value of £44,250 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk .
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) on 01992 440744.

C4410-1



MISREPRESENTATION ACT

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