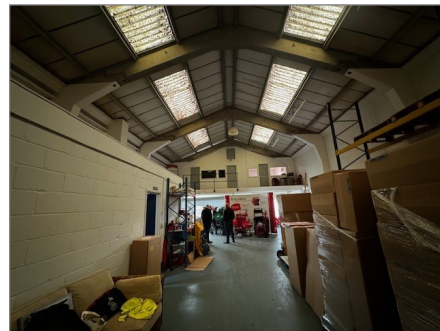


**UNIT 1, HITCHS YARD, CHURCH STREET,
WARE, SG12 9ES**



**COMMERCIAL WAREHOUSE &
BUSINESS SPACE**

TOWN CENTRE LOCATION

3,108 SQ FT

TO LET

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LOCATION:

Hitches Yard comprises a small yet highly accessible commercial estate situated just off Church Street immediately opposite the rear pedestrian access and delivery area for Tesco and adjacent to the Tesco town centre car park.

There are excellent connections to the A10 London to Cambridge trunk road via either the B1004 Watton Road or the A1170 Wadesmill Road and/or London Road. The A414 is also close to hand providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond. The M25, junction 25, is approximately 10 miles to the south.

The rail network is just a short 5 minute walk at Amwell End offering a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

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

DESCRIPTION:

A clean and tidy commercial warehouse and business space building of single concrete portal frame construction under a pitched roof incorporating light panels and majority profile sheet metal cladding to the facing elevations.

Ground floor	-	2,442 sq ft
First floor	-	666 sq ft
Total	-	3,108 sq ft

All floor areas and dimensions are approximate.

- * 14' 6" electric roller shutter
- * 17' eaves
- * 21' to beam at apex
- * 2 tidy office rooms and separate boardroom at first floor
- * Separate male and female toilets
- * Three phase power
- * Allocated car parking



TERMS:	To let on a new lease.
RENT:	£36,000 per annum exclusive.
EPC:	78D.
RATEABLE VALUE:	We are advised that the property has a rateable value of £22,250 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk .
SERVICE CHARGE:	Upon request.
VAT:	TBA.
LEGAL COSTS:	Each party 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.

C4836

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