



Unit 16

Mimram Road, Hertford, SG14 1NN

Industrial/Business unit

2,283 sq ft
(212.10 sq m)

- Recently refurbished
- Warehouses with office space
- Established industrial location
- Excellent road and rail links
- Roller shutter
- 4 car parking spaces

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Summary

Available Size	2,283 sq ft
Rent	£22,687.50 per annum (Year 1)
Business Rates	£25,750 from April 1st 2023
Service Charge	The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

The unit comprises of a two story business/office unit. On the ground floor there is a storage/ production space which could be used for a variety of other uses. This is served by a roller shutter loading door. At first floor is an open plan office with good levels of natural light.

Location

The estate is situated on Mimram Road which is located off Hertingfordbury Road which in-turn merges with the A414. Mimram Road is located to the south west of Hertford Town Centre, lying within walking distance of the town centre and Hertford North Train Station. Hertford is located at the intersection of the A414 and the A10 dual carriageways. The M25 is approximately 8 miles to the south at J25 (Waltham Cross) and the A414 provides fast east / west links to the A1M at Hatfield, and the M11 at Harlow.

Accommodation

Floor Area (GIA)The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

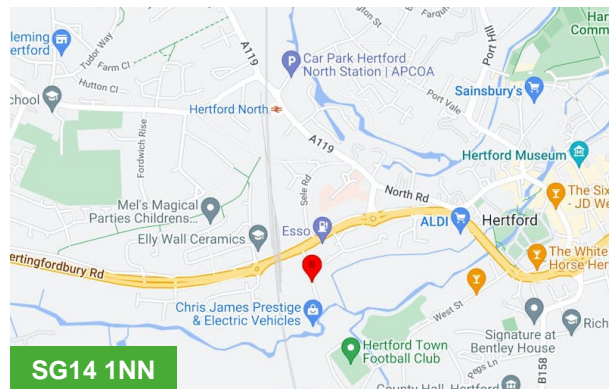
Name	sq ft	sq m
Unit - Business unit	2,232	207.36
Total	2,232	207.36

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £30,250 per annum exclusive. 25% off first year (£22,687.50) plus VAT. (Subject to lease terms).

Service Charge

All leases are subject to a standard service charge to maintain and upkeep the common areas of the estate. Further details are available on request.



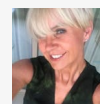
Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

- "Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
 - (ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
 - (iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
 - (iv) All prices quoted in these particulars may be subject to VAT in addition; and
 - (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
 - (vi) All quoting rents, prices and terms are expressed subject to contract;
 - (vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 04/04/2024