

TO LET

OFFICE/LIGHT INDUSTRIAL SPACE

UNIT 1, PATCHENDON FARM, STAPLEFORD, HERTFORD, SG14 3NN

- Approx. 2,527 sq ft (234 sq m) of gross internal floor area
- Modern high quality office space
- Attractive location within easy reach of A414 and A10



LOCATION

The Joinery is located on the outskirts of the village of Stapleford in the Hertfordshire countryside, which is in easy reach of the town of Hertford. The location is just 1 mile from the A602 and 5.1 miles from the A10.

DESCRIPTION

The property is a combination of high-quality office space along with various internal areas of light industrial/storage space. The unit is subdivided into several rooms of various sizes, many of which are flexible and could be adapted to suit the requirements of the incoming tenant. The space extends to approximately 2527 sq ft.

The building is of brick construction with a profile sheet roof. Large timber doors provide loading facilities into the storage areas. In addition, the space benefits from a kitchen/staff room and two WC's. The property is accessed by a secure personnel door. The unit benefits from onsite parking.

DIRECTIONS

From the A10 take the junction signposted Stevenage onto the A602. Continue forward on the A602 passing Heath Mount School and at the roundabout take the first exit onto the A119 signposted Hertford. Continue forward for approx. 1 mile and Patchendon farm is on the right-hand side.

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PLANNING

The building benefits from B1 planning permission.

SERVICES & RATES

The site benefits from mains water, drainage, W/C facilities and electricity. The unit is also serviced by a private high speed internet connection.

The Tenant will be liable for all rates.

PARKING

There is parking on site as well as the availability of loading space.

TERMS OF OCCUPATION

Full terms of occupation available on request. Please contact the agent for further details.

LOCAL AUTHORITY

East Herts District Council 01279 655261

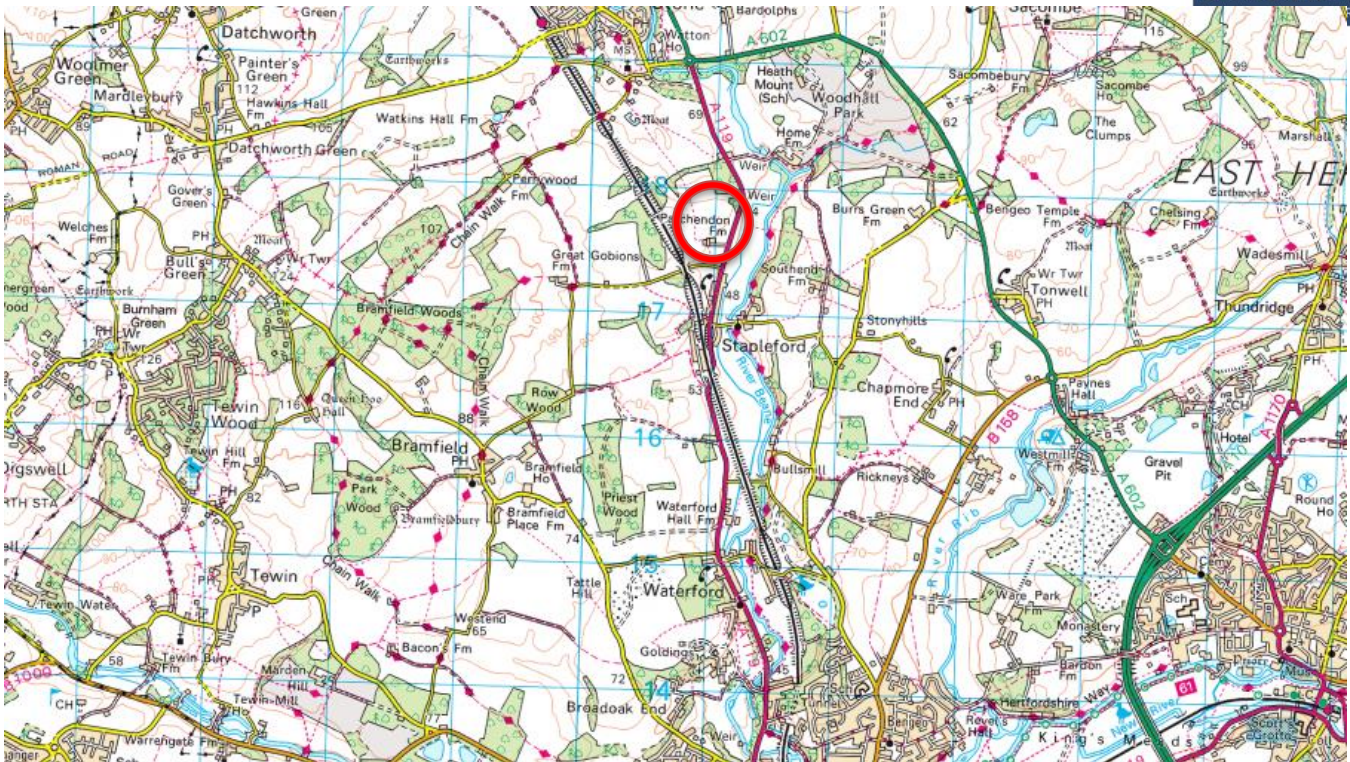
VIEWINGS

Viewings are by prior appointment only. For further information please contact Michael Sills or Nuria Surani

Telephone: 01279 771188

Email: michael.sills@sworders.com or nuria.surani@sworders.com





N.B. NOT TO SCALE

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PARTICULARS DATE:

May 2024