



Unit 4A

Mimram Road, Hertford, SG14 1NN

Refurbished industrial unit

1,200 sq ft
(111.48 sq m)

- Refurbished industrial unit
- Warehouse with office space
- Established industrial location
- Excellent road and rail links
- 2 car parking spaces
- Roller shutter

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Summary

Available Size	1,200 sq ft
Rent	£15,300 per annum (Year 1)
Business Rates	According to The Valuation Office Agency website .uk website, the Rateable Value is £13,500 from April 1st 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The estate comprises terraced industrial units of concrete framed construction, the majority of which are refurbished. The unit provides clear span storage and production space.

There are a number of units available on the estate, differing in size and specification - some with office space - to suit a variety of business needs.

Access to the Property is provided by way of an electric roller shutter. Additionally there is an office at first floor and ground floor WC.

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

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	1,200	111.48
Total	1,200	111.48

Terms

The property is available to let on a new fully repairing and insuring lease, for a term of years to be agreed at a rental of £20,400 pax. 25% off first year £15,300, plus VAT.



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;
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 - (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 04/12/2023