

LAND TO THE EAST OF MARSHGATE DRIVE, HERTFORD SG13 7AQ

2,220 sq m Flagship Employment Building

(COMMERCIAL, BUSINESS & SERVICE USES)



- 2,220 sqm Flagship Employment Building
- Independently served off Mead Lane
- Adjacent to the Mead Lane Business Centre and within walking distance of Hertford East Station

Coke Gearing
consulting
Chartered Surveyors

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Description

On offer is a 2,220 sqm flagship employment building distributed over three floors, with the provision for 47 parking spaces and an external service yard.

The site can be acquired on a pre-sale/pre-let basis where the premises will be left in shell and core condition with capped services, concrete floor and concrete soffit.



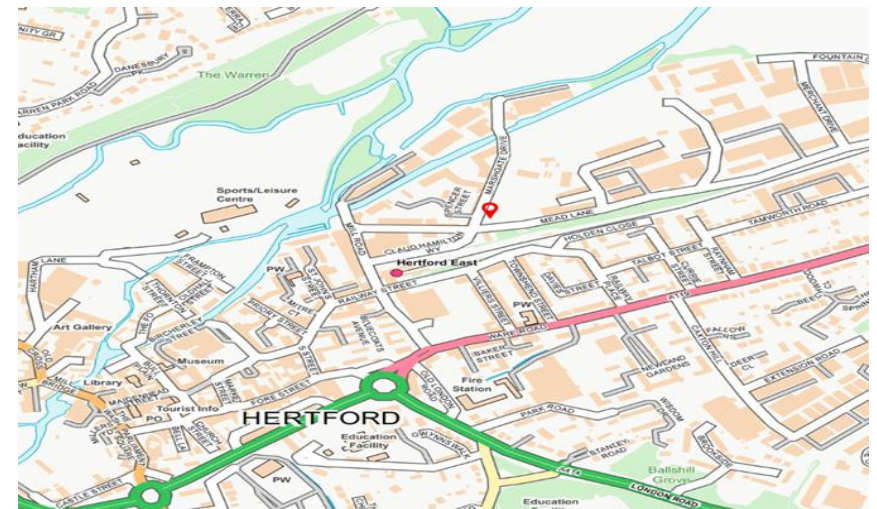
Price

To Pre-Let at £32.50 per sq ft exclusive
Freehold/long-leasehold pre-sale at £350.00 per sq ft.

Location

The site benefits from a prominent corner position where Marshgate Drive meets Mead Lane. The site is directly adjacent to the Mead Lane Business Centre which is the principal industrial area within Hertford and a 10-minute walk into the town centre.

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. The town has two railway stations - Hertford East, serving Liverpool Street via Tottenham Hale (Victoria Line), and Hertford North, serving Moorgate.



For further information or viewings please contact:

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