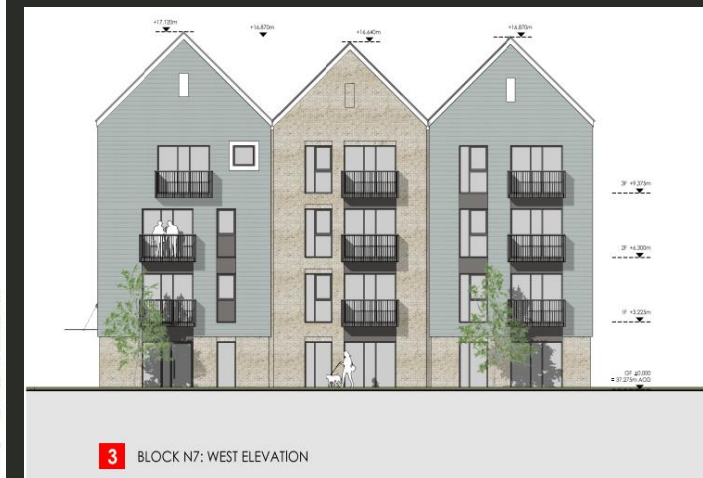


Land east of Marshgate Drive, Hertford SG13 7AQ

GYM PREMISES ON GROUND FLOOR

AVAILABLE FOR PRE-LET/PRE-SALE

Block N7 - 420.8 sq m / 4,529 sq ft Available in 2024



- Located to the east of Hertford town centre within walking distance of Tesco supermarket and Hertford East Station
- External parking available for 14 vehicles and secure bike storage
- New scheme for completion in 2024
- Situated on former Hertford Gasworks site



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Indicative Plan Only

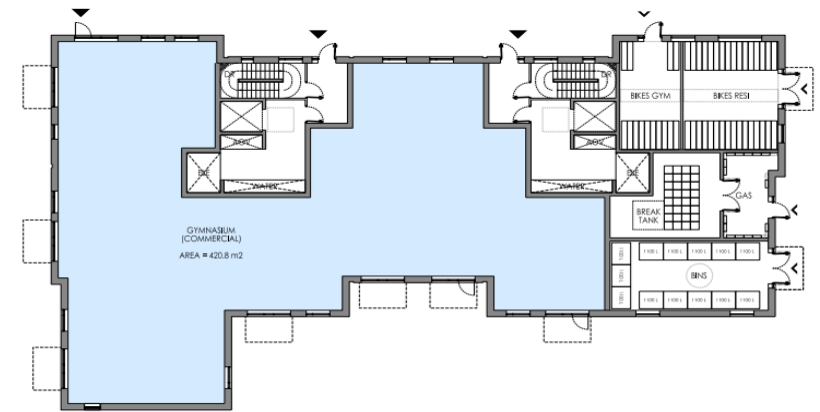
Location

The premises will be situated within the centre of the Hertford Gasworks development scheme and accessed off Marshgate Drive. The scheme is close to Hertford East railway station and only 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.

Description

On offer is Gymnasium space totalling 420.8 sq m available over ground floor, predominantly open plan with some columns in place. The ceiling height above finished level is 2.645m in addition to a 400mm service void. Window/glazing height of 2250mm. The premises will be left in shell and core condition with capped services, concrete floor and concrete soffit. There will be a total of 14 parking spaces available, external parking with further public car parking available nearby. There will also be secure bike storage adjacent to the gym.



BLOCK N7: GROUND FLOOR PLAN

Accommodation (measured off plan gross internal area, approximate only)

Ground Floor

TOTAL	420.8 sq m	4,529 sq ft
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Price

To Let at £25.00 per sq ft per annum exclusive.

Long-leashold sale of the whole gymnasium space as outlined in blue above at £350.00 per sq ft.

Planning consent for the site

Planning permission was granted in March 2020 for 375 residential dwellings (comprising 29 houses and 5 apartment buildings for 346 apartments), 420m² gymnasium (D2), 70m² of residents co-working floorspace, car and cycle parking, access, open space, landscaping and associated works, improvements to Marshgate Drive and the creation of a spine road in the Northern Sector (Full proposal); the construction of 2,220m² of employment floorspace (Class B1c), car parking, landscaping and associated works (all matters reserved except access) (Outline proposal) all on land east of Marshgate Drive, Hertford SG13 7AQ in accordance with the terms of the application, Ref 3/18/2465/OUT, dated 2 November 2018.

Business Rates

To be confirmed in due course once built.

EPC – To be confirmed once built.

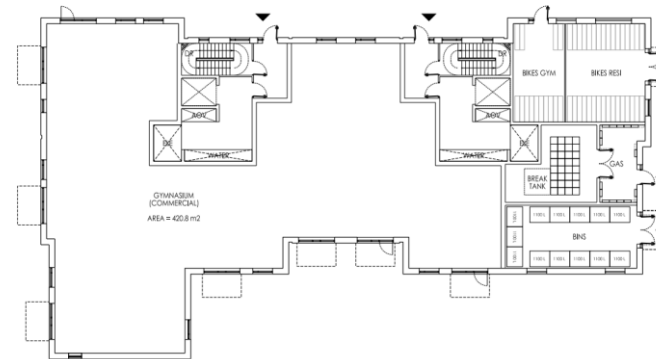
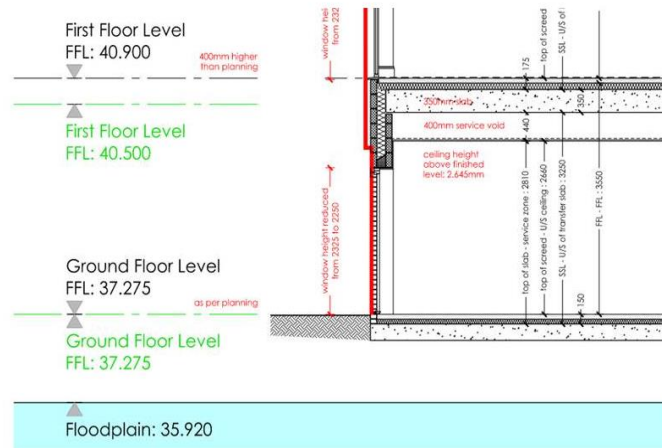
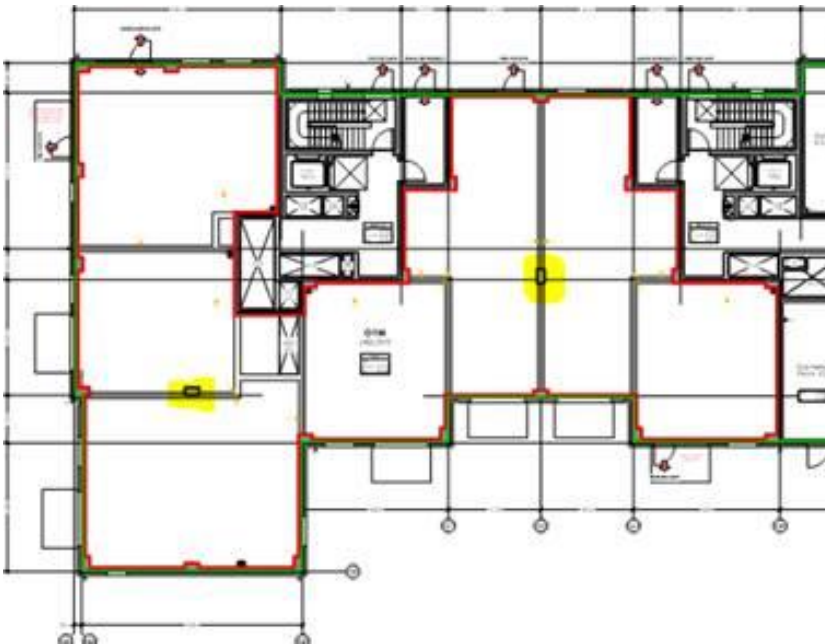
Service Charge

We understand that there will be a service charge in place which will include maintenance and upkeep of the Estate's common parts. This will be confirmed in due course.

Legal

Each party to pay their own legal costs incurred in this transaction.

The columns are shown in the plan below; there are only 2 within the centre space indicated in yellow



Indicative visuals only



**For further information or viewings please contact:
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will@cokegearing.co.uk**

Land east of Marshgate Drive, Hertford SG13 7AQ

Spaces highlighted in **red** below are allocated for visitors of the residential ***Gym parking will be situated to the rear of Block N7***

