

# 4A Mimram Road Industrial Estate Hertford SG14 1NN

## To Let

Warehouse / Workshop Unit

**1,200 Sq Ft (GIA) Approx.**

- Suitable for a range of commercial uses (not motor related)
- On site car parking
- Close to Hertford town centre



D8844  
I44-8 (VC)

# 4A Mimram Road Industrial Estate Hertford SG14 1NN

## HERTFORD

The County Town is strategically located in the trunk road network approximately 20 miles north of Central London. It adjoins the A10 dual carriageway which links to the M25 at Junction 25 approximately 8 miles to the south at Waltham Cross. The A414 dual carriageway provides a fast east-west link between the M11 at Harlow and the M1 Hemel Hempstead.

Hertford has two separate railway services with Hertford North providing links to Kings Cross and Moorgate and Hertford East to Liverpool Street.

Major commercial centres within easy access include Hatfield, Welwyn Garden City, Stevenage, Ware, Harlow and Hoddesdon.

## LOCATION

The estate is highly accessible being accessed directly off the A414, Hertingfordbury Road which is the main road into Hertford from Hatfield and the A1M. It is located between the railway bridge and the Esso Petrol Station.

Mimram Road Industrial Estate comprises 36 units, ranging in size from 740 to 6,000 sq. ft.

4A is served with an electric loading door, single WC and lighting.

## APPROX (GIA) FLOOR AREA

1,200 Sq Ft

## PARKING

2 spaces are included with the demise.

## 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.

All terms are subject to VAT where applicable.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £13,500.

Rates payable 49.9% for the y/e 31/03/2024 but an allowance may be available if let to a single property occupier under small business rates.

## SERVICE CHARGE

A service charge for managing external areas and estate matters of approximately £0.50 per sq ft p.a. is payable.

## AVAILABILITY

Immediate following completion of legal formalities.

## INSPECTION

For further information please contact:

Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or Clay Davies ([c.davies@davies.uk.com](mailto:c.davies@davies.uk.com)) or Telephone 01707 274237.

## NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: Category D(100).

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

D8844  
I44-8 (VC)