

4 Fountain Drive
Hertford SG13 7UB



To Let

Modern Detached Industrial / Warehouse Premises

7,668 Sq Ft (GIA) Approx.

Includes 1,504 Sq Ft Mezzanine Storage / Warehouse Area

- Attractive Small modern gated estate
- High level internal fit out



Unit 4 Fountain Drive Mead Lane, Hertford SG13 7UB

HERTFORD

The county town of Hertford is located approximately 25 miles north of Central London at the intersection of the A10 and A414 dual carriageway.

The M25 is approximately 8 miles to the south at Waltham Cross (Junction 25) and the A414 provides a fast east west route between the M11 at Harlow and the M1 at Hemel Hempstead.

There are two separate railway lines to London Liverpool Street and Kings Cross.

LOCATION

The property is located in a modern industrial development which is the principal commercial area in the town. Access is from the Ware Road via Mill Road adjoining the Tesco Superstore.

It is in a pleasant setting overlooking open countryside.

DESCRIPTION

An attractive, high quality, detached business unit currently configured to provide fully fitted offices plus storage workshop space at first floor level and toilets, staff area and light industrial and storage accommodation on the ground floor, part of which is full height.

There is an attractive entrance / reception area.

The unit is constructed of steel portal frame with high quality brick, curtain wall and clad elevations. There are windows on both floors and a full-size loading door at the front.

The property is ideally suited for a company seeking a mix of office space with ancillary test, service, laboratory or R & D accommodation.

There is an attractive brick paved external courtyard parking area which is shared with only two other units. The development has a security fence perimeter with a gated entrance. The ownership includes an external seating area and a useful side concrete area for HGV parking or storage

Ground Floor

- Attractive reception
- Principal storage \ service area provided with suspended ceilings and painted wall finishes.
- Full size loading door
- Ancillary office \ staff \ training accommodation.
- Male, female and works toilets.
- Wall mounted space heaters

First Floor

- Fully fitted offices.
- Range of high-quality partitioning.
- Suspended ceiling with LED lighting.
- Radiator central heating
- Mezzanine storage / warehouse area

APPROX. (GROSS INTERNAL) FLOOR AREAS

Ground Floor	4,598 Sq Ft
First Floor Offices	1,820 Sq Ft
Mezzanine Stores	1,504 Sq Ft
Total	7,910 Sq Ft
+ second floor mezzanine store	475 Sq Ft

CAR PARKING

16 spaces.

TERMS

The property is available to let on a new lease for a term to be agreed. Rent £99,500 per annum plus VAT.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £57,500. Amount payable approx. 51.2% of that (YE 31/03/2025).

AVAILABILITY

October 2024 or possibly earlier by agreement.

INSPECTION

For further information please contact Daniel Hiller (d.hiller@davies.uk.com) or Mike Davies (m.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.

Energy Performance Certificate: Category C(56)

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.

