

Units 1&2 Mead Business Centre Mead Lane Hertford SG13 7BJ

To Let

Modern Industrial / Warehouse Premises

9,640 Sq Ft (GIA) Approx.

- Prominent position
- Three Loading doors
- Minimum 6m headroom
- First Floor Offices



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HERTFORD

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

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 (Hertford East close by) and Kings Cross (Hertford North).

LOCATION

The property is located on the principal Mead Lane Industrial area accessed from the Ware Road adjoining Tesco and Hertford East station and conveniently close to the town centre.

DESCRIPTION

A small modern semi-detached production / warehouse building.

It forms part of a small modern estate prominently located right at the entrance to the main industrial estate in Hertford.

It was constructed in the early 1990s and is of steel portal frame with modern elevations incorporating a mixture of brick and vertical cladding.

There are first floor offices along the frontage with an undercroft space opening to the warehouse.

The warehouse has a clear internal headroom of approximately 6.00m rising to 7.14m at the ridge.

It features 3 separate full-size loading doors.

FEATURES

- Prominent position.
- Three loading doors.
- Heating and lighting throughout.
- Fully fitted and refurbished offices.
- Shower Room

APPROX. (GROSS INTERNAL) FLOOR AREAS

Ground Floor	7,181 Sq Ft
First Floor	<u>2,459 Sq Ft</u>
Total	9,640 Sq Ft

141-12

TERMS

The property is available to let on a new lease for a term to be agreed. Rent £125,000 per annum.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £91,500.

Rates payable approx. 51.2% of £91,500 (YE 31/03/2025).

AVAILABILITY

At an early date to be agreed.

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. VAT is payable on the rent.

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 E 111

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.



