

TO LET

**INDUSTRIAL /
WAREHOUSE
/ STORAGE**

**455 - 2,981 SQ FT
(42 - 277 SQ M)**

**MIMRAM ROAD
HERTFORD SG14 1NN**

- Refurbished industrial spaces
- Warehouses with offices available
- Established industrial location
- Excellent road and rail links
- Ample car parking

Petchey
HOLDINGS

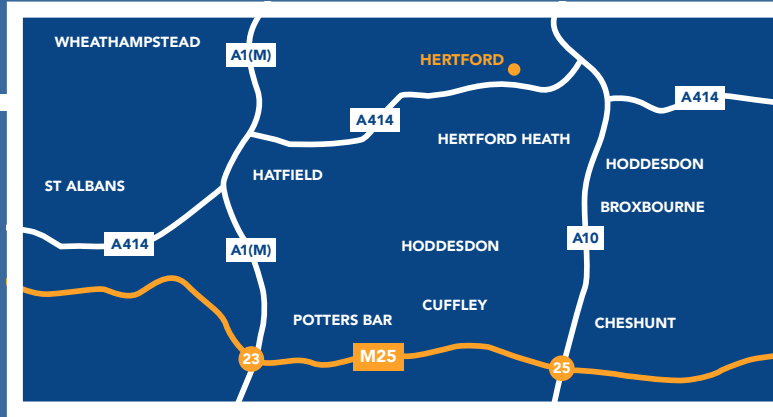


MIMRAM ROAD

HERTFORD SG14 INN

The estate is situated on Mimram Road which is located off Hertingfordbury Road which in-turn merges with the A414. Mimram Road is located to the south west of Hertford Town Centre, lying within walking distance of the town centre and Hertford North Train Station.

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.



DESCRIPTION

The estate comprises terraced industrial units of concrete framed construction, the majority of which are refurbished. There are a number of units available on the estate, differing in size and specification - some with office space - to suit a variety of business needs. Access to the units is provided by way of roller shutter or double door access. Ample car parking is provided on site.



VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the landlord or local agent:

Petchey
HOLDINGS

020 8252 8000

Peter Ritchie
pritchie@petchey.co.uk
020 8252 8000

Davies
01707 274237

Daniel Hiller
d.hiller@davies.uk.com
01707 274 237

LEASE TERMS

Please call now to discuss terms and conditions. Petchey are flexible landlords and have the ability to tailor a specific package to suit your business needs.

SERVICE CHARGE

All leases are subject to a standard service charge to maintain and upkeep the common areas of the estate. Further details are available on request.

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. August 2021.