

**Industrial Unit  
located in  
Mimram Road  
Hertford**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



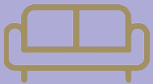
Mimram Road  
Hertford  
SG14 1NN



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This B8, B2 Unit offers nearly 2000 sq ft 177.5 sqm with office space and two parking spaces, is situated just off the Hertingfordbury Road Close to Hertford town centre with good access via A414.

Electric metal roller shutter with 8'8sq opening and double glazed bi fold doors behind and opening into

#### MAIN WAREHOUSE

49' x 39'

lighting and power, small storage area housing electric meters

#### TOILET

top flush wc, wall mounted basin, tiled walls and floor, electric wall mounted fan heater.

#### OFFICE


18' x 9'

Worktop, single drainer stainless steel sink, plumbing for dishwasher, space for fridge, wall cabinet, window and large opening with plastic heat curtain opening into main warehouse

£21,500

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## DIRECTIONS

## CONTACT

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<https://www.duncanperry.co.uk>

