



Rapier House

4-6 Crane Mead Business Park, Crane Mead, Ware, SG12 9PW

Self contained business unit, within walking distance of Ware station and town centre, suitable for a variety of uses, with allocated parking.

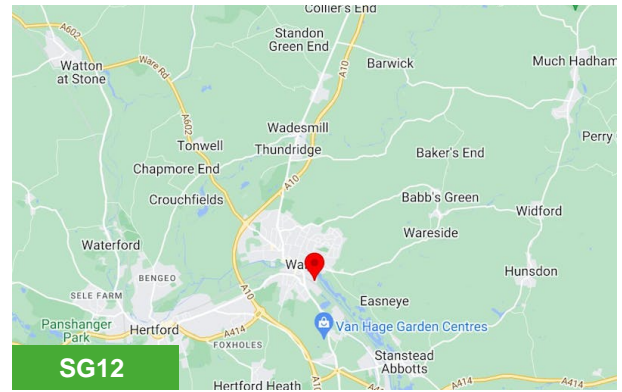
9,138 sq ft

- Detached self contained business unit
- Allocated car parking
- Walking distance of Ware station and town centre
- Suitable for a variety of uses

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Summary

Available Size	9,138 sq ft
Rent	£120,000 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £106,000 from the 1st of April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the financial year.
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D



Accommodation

The accommodation has the following gross internal floor areas:

Name	sq ft	sq m
Ground - floor	4,569	424.47
1st - office	4,569	424.47
Total	9,138	848.94



Description

The property comprises a detached, 2 storey self contained business unit suitable for a variety of uses including offices, laboratories, research and development and light industrial. Each floor is essentially open plan but incorporates 3 meeting rooms to the ground floor which can be retained, altered or removed. There are staff welfare facilities, a break out space and a fully fitted kitchen to the ground floor. Externally there are car parking spaces to 3 sides of the building.

Location

The property is situated in Crane Mead which is situated to the South of Ware town centre which offers an eclectic mix of local retailers and eateries. Ware railway serving London's Liverpool Street is also within walking distance as is a Premier Inn.

Ware is situated to the East of the A10 London to Cambridge trunk road approximately 10 miles north of Junction 25 of the M25. The A414 is approximately 2 miles from the property and serves Harlow and Chelmsford to the East and the A1 and M1 to the West.

Crane Mead is a modern mixed use development incorporating residential apartments, offices buildings and light industrial units.

Terms

The property is available on a new lease direct from the Landlord.

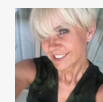


Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
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(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition, and
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(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 11/07/2024