



## Unit 8 Peerglow Business Centre, Marsh Lane Ware, Ware, SG12 9QL

Industrial/Logistics, Office To Let | £26,200 per annum | 3,172 sq ft

Budget space available on flexible terms, office and or storage uses.

# Unit 8 Peerglow Business Centre, Marsh Lane Ware, Ware, SG12 9QL

## Summary

- Rent: £26,200 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: 2 years. Maximum lease of 2 years

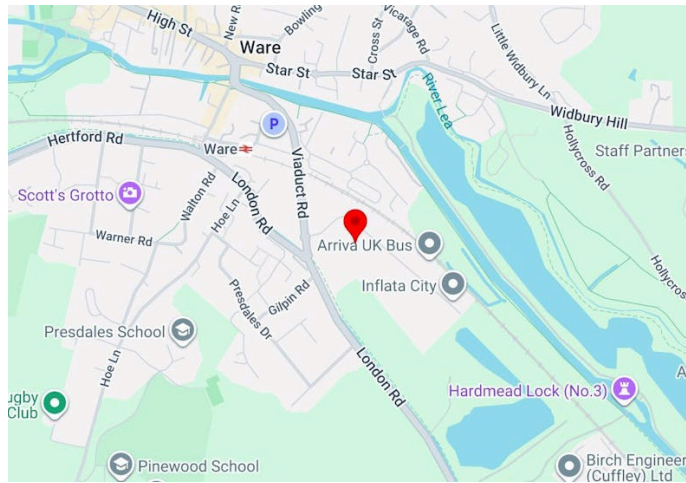
## Further information

- [View details on our website](#)

## Contact & Viewings

Rhys Southall MRICS  
01279 620 221 | 07960 548878  
rs@dww.co.uk

Elizabeth Finch  
01279 620 222 | 07375 405 086  
ef@dww.co.uk



## Key Points

- Available for storage or office use
- Short lease, flexible terms
- Car parking
- 3 Phase power
- Kitchen & W/C's
- Gas central heating
- Solar panels on the roof, details on request

## Description

The property comprises of a modern 2 storey terraced business unit with pitched roof and single personnel door. The property was previously used as offices but would also be suitable for light storage uses.

The ground floor consists of multiple office rooms, kitchen and 2 w/c's while the first floor is made up of predominantly open plan office space with W/C.

## Location

Peerglow Business Centre is located on Marsh Lane which is an established commercial area south of Ware town centre. It is conveniently located for access to the A10 via the A1170 to the A414, the latter also providing good East/West links via Harlow and Hertford.



Ware Railway Station, which serves London Liverpool Street via Tottenham Hale (Victoria Line) is less than a 10 minute walk from the property.

## Accommodation

Name	sq ft	sq m	Availability
Ground	1,586	147.34	Available
1st	1,586	147.34	Available
<b>Total</b>	<b>3,172</b>	<b>294.68</b>	

## Terms

Available on a flexible new lease for a term of years to be agreed

### 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:

(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

(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

(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;

(vi) All quoting rents, prices and terms are expressed subject to contract;

(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artists' 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.\*

