



## 11 & 12 Crane Mead Business Park, Crane Mead, Ware, SG12 9PZ

Industrial/Logistics To Let | £48,000 per annum | 3,752 sq ft

Modern Interconnecting Industrial/Warehouse Units

# 11 & 12 Crane Mead Business Park, Crane Mead, Ware, SG12 9PZ

## Summary

- Rent: £48,000 per annum
- Business rates: According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the Rateable Value for Unit 11 is £41,750. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: E

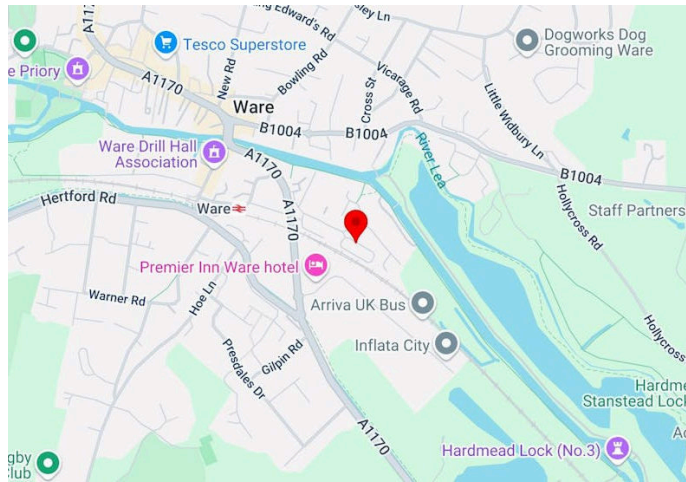
## Further information

- [View details on our website](#)

## Contact & Viewings

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## Description

The Property comprises two interconnecting modern industrial warehouse units on a small Park, comprising 20 similar units. The units are of steel portal frame construction with part blockwork and steel-clad elevations, with a steel-clad roof incorporating translucent roof lights.

The Units have been configured to provide mainly industrial/warehouse space. There is an open plan office to the front with WC and tea making facilities. At first floor are two further offices.

## Location

The Property is located on Crane Mead Business Park which is located off of Viaduct Road.

The Park is conveniently located for access to the A10 via the A1170 to the A414, the latter also providing good East/West links via Harlow (M11) and Hatfield (A414).



Ware town centre, with its banks, shops and restaurants, is within easy walking distance of the premises, as is Ware railway station which serves London Liverpool Street via Tottenham Hale (Victoria Line).

## Accommodation

Name	sq ft	sq m
Ground	3,286	305.28
1st	466	43.29
<b>Total</b>	<b>3,752</b>	<b>348.57</b>

## Terms

The units are available to let on a new full repairing and insuring lease for a term of years to be agreed.

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