

# TO LET

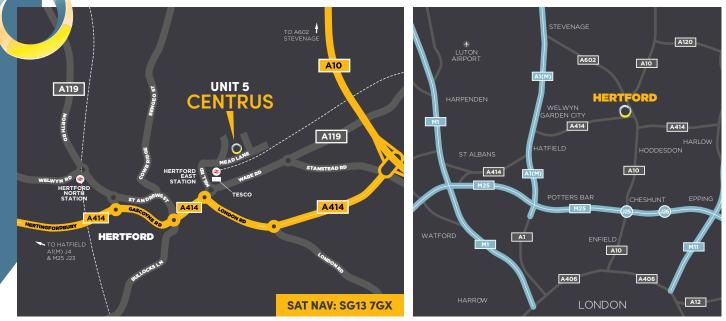


- Twin electric roller shutter doors
- Clear eaves height of 7.2m
- 28 parking spaces
- Floor loading of 37KN/SQ M
- 2 EV charging points
- Integrated office
  accommodation
- PV panels
- EPC A

## MODERN WAREHOUSE UNIT – 13,987 SQ FT

SG13 7GX

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#### LOCATION

Centrus is a modern estate located within the well established Mead Lane business area, half a mile from the town centre.

Hertford East railway station is a short walk and provides a good service to London Liverpool Street, with a journey time of circa 50 minutes.

The estate is in close proximity to the A10 which provides quick access to the M25 (J25).

A10	2 miles	Hertford East Station	½ mile
A1(M) - J4	8 miles	Luton Airport	20 miles
M25 - J25	11 miles	Stansted Airport	21 miles
M11 - J7	13 miles	Central London	30 miles

#### DESCRIPTION

Unit 5 is a modern, well specified end of terrace industrial unit constructed in 2010. The accommodation comprises a ground floor warehouse with ancillary offices at first floor. The unit is under extensive refurbishment and will include PV Cells, EV charging points as part of the upgrade works.

#### **ACCOMMODATION (GEA)**

	Sq M	Sq Ft
Warehouse	1,098.76	11,827
First Floor Offices	200.67	2,160
Total	1,299.43	13,987

#### TERMS

The unit is offered on a new lease for a term by negotiation, rent on application.

#### RATES

According to <u>www.gov.uk/correct-your-business-rates</u>

the property has a rateable value of £90,500, resulting in a payable figure of circa £45,250.

Interested parties should confirm this figure by their own enquiry.

#### **LEGAL COSTS**

Each party to cover its own legal costs incurred in the transaction.



#### EPC

EPC A

#### VIEWINGS

For further information and viewings are via appointment with the joint agents:

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