



UNIT 5
CENTRUS

MEAD LANE | HERTFORD | SG13 7GX

TO LET



**UNDER COMPREHENSIVE
REFURBISHMENT**

- 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

CLICK TO VIEW GOOGLE MAPS



Image is Unit 6 adjacent, Unit 5 to be refurbished to similar standard

EPC
EPC A

VIEWINGS

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

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 www.gov.uk/correct-your-business-rates 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.

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