



Fountain Drive, Mead Lane, Hertford, SG13 7UB

Industrial/Logistics To Let / For Sale | £80,000 per annum / £1,250,000 Guide Price |

5,108 to 6,191 sq ft

Industrial/warehouse Unit

Fountain Drive, Mead Lane, Hertford, SG13 7UB

Summary

- Rent: £80,000 per annum
- Price: £1,250,000 Guide Price
- Business rates: According to The Valuation Office Agency website www.vca.gov.uk the Rateable Value is £54,000. 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
- Lease: New Lease

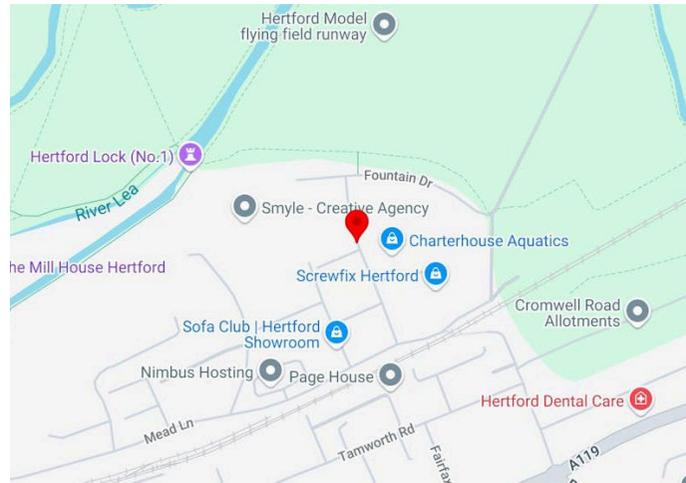
Further information

- [View details on our website](#)

Contact & Viewings

James Issako MRICS
01279 620 200 | 07817 269 490
ji@dww.co.uk

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



Key Points

- Modern ground and first floor office space
- Staff welfare facilities including kitchen
- Eaves height of approx. 7.2m rising to 9.4m at the ridge
- 12 car parking spaces with 4 EV charging points

Description

The Property comprises a modern industrial/warehouse unit within a terrace of four similar buildings. Built in 2001, the building is of steel portal frame construction offering clear span accommodation with a minimum eaves height of 7.2m. The ground floor provides clear span storage/production space with a series of rooms/offices along one side spanning from the front to the rear. At first floor level is a modern fitted office made up of a large open plan office, kitchen and two meeting rooms.

Externally, the Property benefits from part-glazed fenestration at both ground and first floor levels, and access is provided both via a personnel door and a sectional up and over loading door. A generous forecourt provides good vehicular access and car parking.



Location

The Property is situated within Mead Lane which forms part of Hertford's largest industrial area. Occupiers within the immediate vicinity include Screwfix, Toolstation and James Hargreaves Plumbers Merchants, together with a variety of industrial and distribution occupiers. Hertford East railway station serving London Liverpool Street is within walking distance of the premises, as is Hertford's historic town centre with its variety of retail and leisure facilities. Hertford is the County town of Hertfordshire and is situated immediately west of the A10 London to Cambridge trunk road, c.10 miles north of Junction 25 of the M25. The town is also served by the A414 giving excellent road links to the A1 to the west and the M11 and Chelmsford to the east.

Accommodation

The unit has a current floor area of 6,191 sq ft. However, this can be reduced by agreement with the Landlord by removing part of the first floor office space. The revised area would be 5,108 sq ft which provides 4,161 sq ft of ground floor space and a 1st floor office of 947 sq ft.

Terms

The property is available freehold with vacant possession or on a new fully repairing and insuring lease for a term of years to be agreed.

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