

7,993 SQ FT INDUSTRIAL UNIT TO LET

UNIT 15

SG13  
7BL



A10

# MEAD LANE

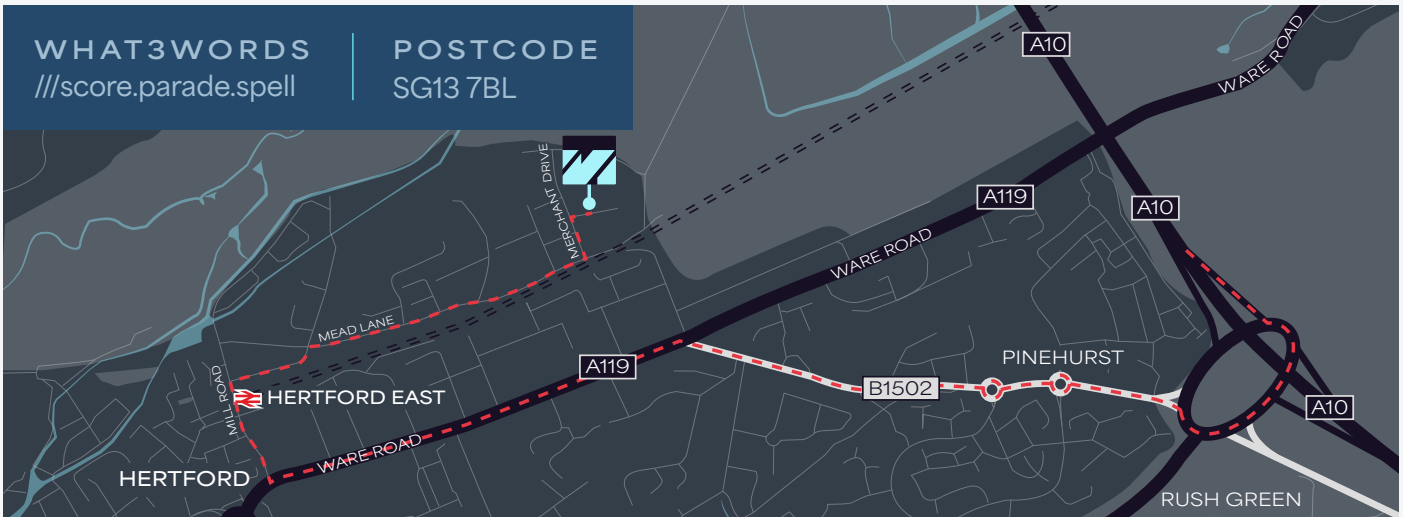
INDUSTRIAL ESTATE

MERCHANT DRIVE  
HERTFORD



WHAT3WORDS  
///score.parade.spell

POSTCODE  
SG13 7BL



# A modern terraced industrial/ warehouse unit.

## ACCOMMODATION

Featuring a clear-span portal frame, the property offers a spacious and flexible internal layout, free from obstructing columns or beams.

External access is excellent, with superb loading facilities and generous external circulation space, ideal for efficient movement of vehicles and goods. Inside, the first-floor offices provide convenient administrative space separate from the warehouse.

- Clear span steel portal frame
- First floor office area
- 12 car parking spaces
- 5.6m eaves height
- Large, level loading door
- Translucent roof lights

## DRIVE TIMES

Location	Distance	Drive time
Luton Airport	20 miles	40 mins
Stansted Airport	22 miles	38 mins
London	40 miles	90 mins
Port of Tilbury	43 miles	60 mins
Port of Felixstowe	80 miles	105 mins

## CONTACTS

**aberdeen**  
Investments



Description	Sq Ft	Sq M
Warehouse	5,199	483
First Floor Office	2,794	260
Total GIA	7,993	743

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