



STRETTONS

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6 Peerglow Centre, Marsh Lane,
Ware, SG12 9 QL

directapproach

PARKING FOR
UNIT 7
ONLY

TO LET

Two Storey Business Unit

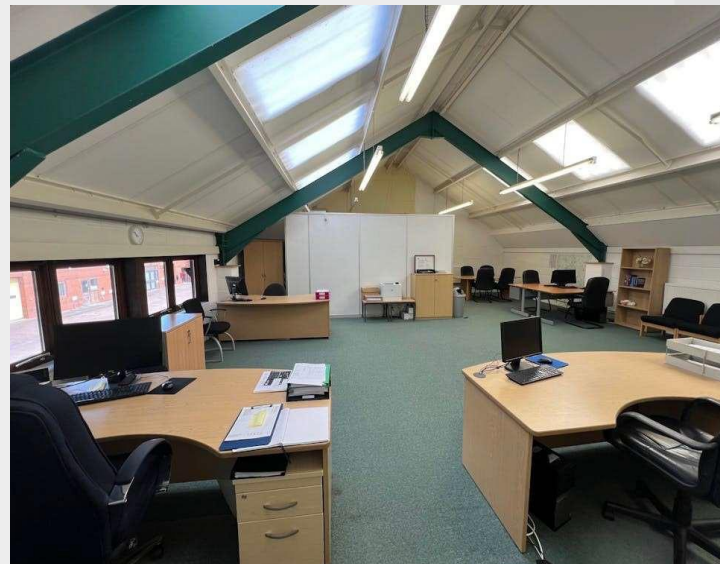
2,950 sq ft / 274.1 sq m

To Let - Two Storey Business Unit

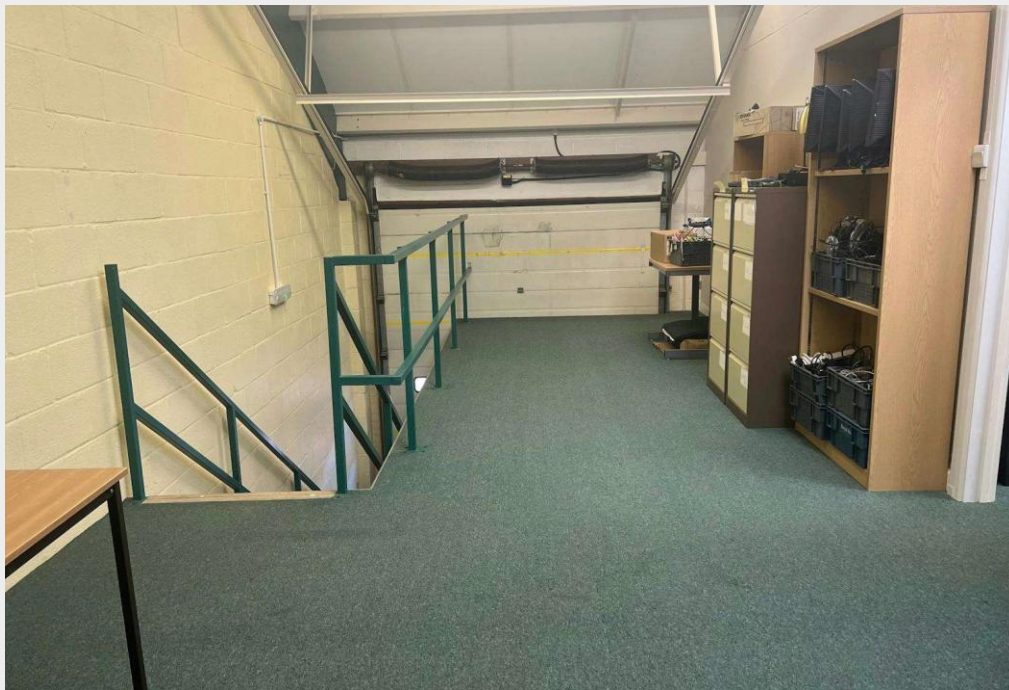
2,950 Sq Ft

Suitable for a variety of uses including;

Offices, storage, showroom, trade
centre, R&D or light production



- Gas central heating
- Car parking
- Open plan space
- Suspended ceilings with recessed lighting
- Toilet and kitchen facilities
- 3 phase power
- Loading door

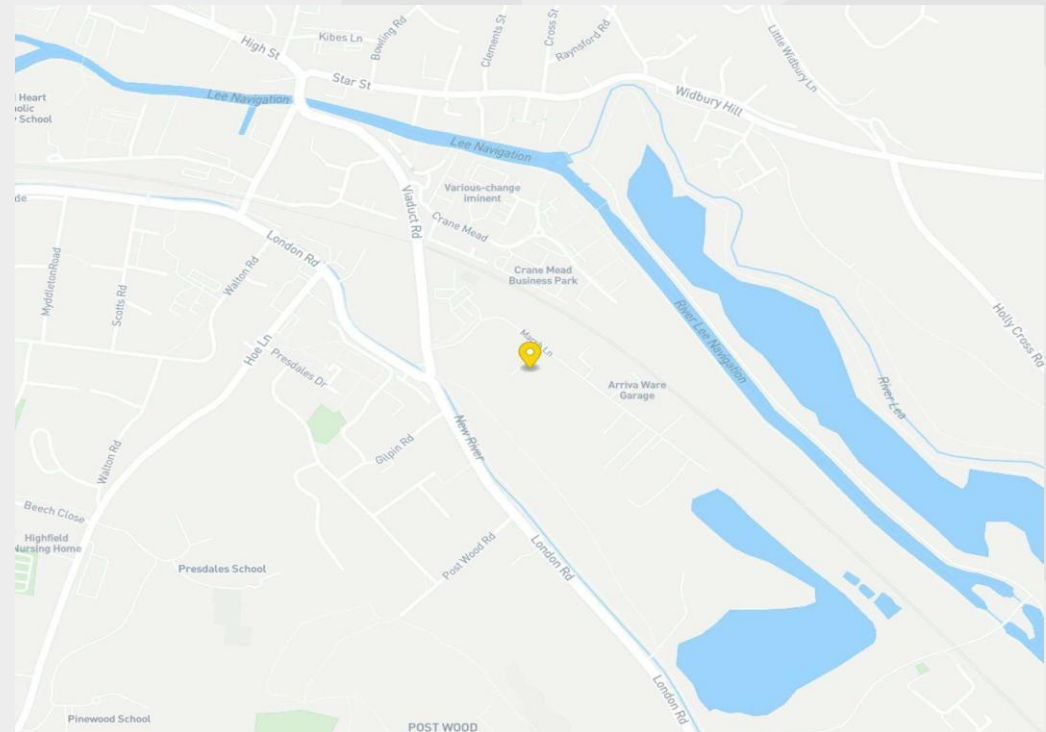


Description

The premises comprise a modern 2 storey terraced business unit of steel frame construction with brick elevations under pitched roof. Internally the unit is arranged as offices over ground and first floor from a personnel entrance with ancillary storage accessed via a separate roller shutter door. The offices are open plan with the ground floor benefiting from suspended ceilings and recessed lights while the first has a vaulted ceiling with good natural light and strip lighting. The storage areas at ground and first floor have a separate internal staircase. There are toilet and kitchen facilities along with gas central heating. Externally there is parking for 5 cars.

Location

The Peerglow Centre is situated in the Marsh Lane commercial area just to the south of Ware town centre within easy reach of the A10/A14 two miles to the south which in turn provide access to the M25, M11 and M1. Ware station is within walking distance and provides services to London Liverpool Street. Ware is an attractive town located on the river Lea and offers a wide range of retail, hospitality and leisure facilities. The unit is accessed from Marsh Lane into a private estate comprising 9 units.



Accommodation / Availability

Unit	Sq ft	Sq m	Availability
Ground - Business Unit	1,475	137.03	Available
1st - Business Unit	1,475	137.03	Available
Total	2,950	274.06	

Tenure

New Lease for a term by negotiation.

Rent

£42,780 per annum exclusive.

Business Rates

Rateable value - £40,750

EPC

6 Peerglow Centre Marsh Lane WARE SG12 9QL	Energy rating C	Valid until: 13 July 2035
		Certificate number: 0047-7587-1514-8534-5241

Legal Costs

Each party to cover their own legal costs.

For viewing or further information contact:

Contacts

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