

Bourne Honour | Tonwell |  
Ware | SG12 0NH

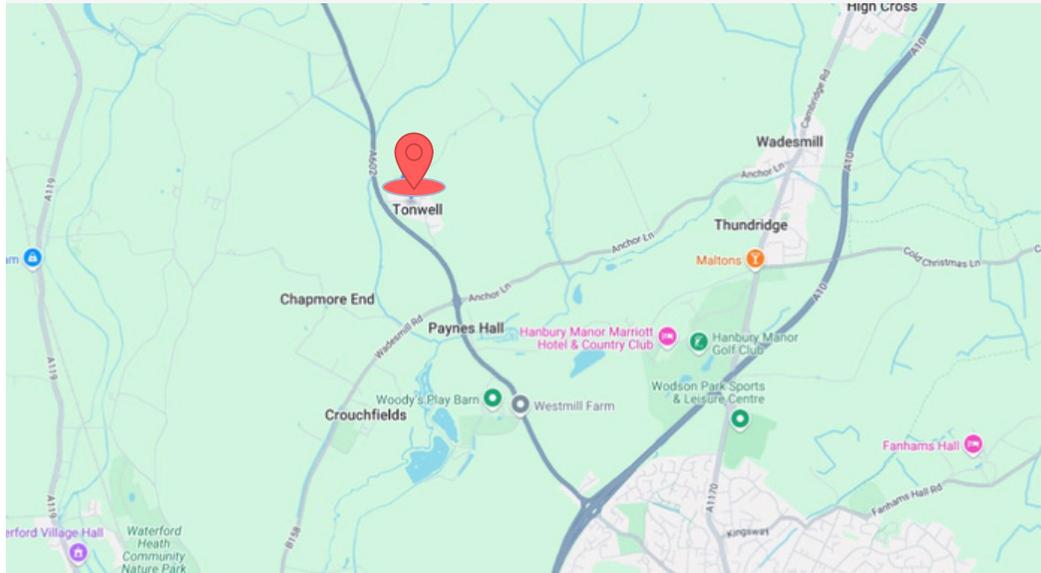
Economical Storage/Production Unit  
with Yard | To Let | 3,601 Sq.ft

On a Site of c. 0.18 acres



**Key features**

- Functional, economic space
- A10 – 1 mile
- Good loading & parking
- No VAT



## Bourne Honour | Tonwell | Ware | SG12 0NH

### Description

The property comprises a collection of buildings, the principal one being arranged roughly evenly over ground and first floors surrounded by several barn type structures and lean-to's offering basic storage. Externally the buildings sit within a good sized site offering excellent parking or additional storage opportunities.

### Accommodation

Barn 1		534 Sq.ft		49.61 Sq.m
Barn 1a		271 Sq.ft		25.18 Sq.m
Main building		2,306 Sq.ft		214.23 Sq.m
Lean-to		490 Sq.ft		45.52 Sq.m
Site area		0.18 ac		0.07 ha

These floor areas are approximate and have been calculated on a gross internal basis.

### Location

The property sits directly behind The Robin Hood & Little John PH with its own access via Bourne Honour to the rear. Road communications are excellent, with the A10 being approximately 1 mile to the east via the A602 trunk road and the M26 (J25) approximately 10 miles to the south.

### Rates

Under re-assessment.

For rates payable please refer to the Local Rating Authority, East Herts District Council – 01279 655261.

### Terms

The premises are offered to let on a new lease for a term by negotiation.

### EPC

The property has an EPC rating of E 116. Details available upon request.

### Rent

Rental offers are invited in the region of £25,000 per annum exclusive.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

We are advised that the property is not registered for VAT and VAT will not therefore be charge on the rent

### For viewings contact

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