



Unit 11 Devonshire Court

Fountain Drive, Mead Lane, Hertford, SG13 7UB

Industrial/Warehouse Unit

5,108 to 6,191 sq ft
(474.55 to 575.16 sq m)

- 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

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Summary

Available Size	5,108 to 6,191 sq ft
Rent	£80,000 per annum
Business Rates	According to The Valuation Office Agency website www.voa.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.
Service Charge	Informal service charge in place
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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

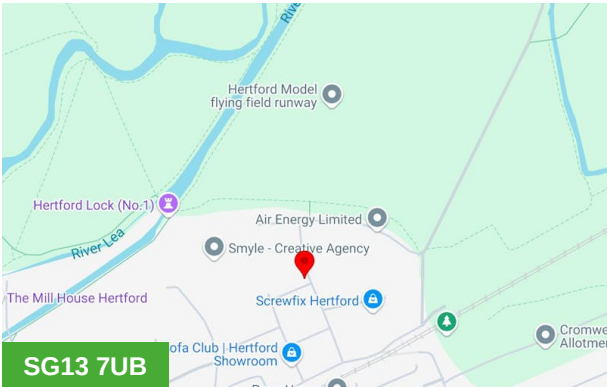
The Property is situated within Mead Lane which forms part of Hertford's largest industrial area. Occupiers within the immediate vicinity include Screwfix, Toolstation and James Hargreaves Plumbers Merchants, together with a variety of industrial and distribution occupiers. Hertford East railway station 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.

Terms

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

Accommodation

The unit has a current floor area of 6,191 sq ft. However, this can be reduced by the Landlord removing part of the 1st 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.



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
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(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 05/09/2025