



**Rapier House, 4-6 Crane Mead Business Park, Crane Mead,
Ware, SG12 9PW**

Office To Let / For Sale | Rent on application / Price on application | 3,849 to 5,289
sq ft

Self contained business unit(s)

Rapier House, 4-6 Crane Mead Business Park, Crane Mead, Ware, SG12 9PW

Summary

- Rent: Rent on application
- Price: Price on application
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value for the whole is £106,000 from the 1st of April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the financial year.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D

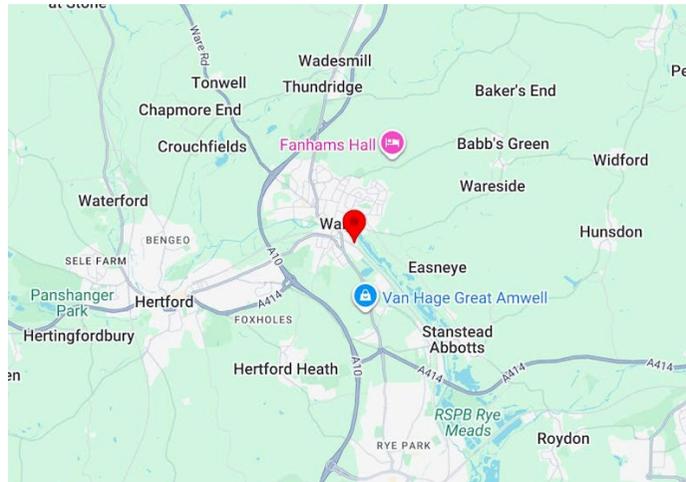
Further information

- [View details on our website](#)

Contact & Viewings

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Key Points

- Detached self contained business unit - can be divided
- 21 Allocated car parking spaces
- Walking distance of Ware station and town centre
- Suitable for a variety of uses

Description

The property comprises a detached, 2 storey self contained business unit suitable for a variety of uses including offices, laboratories, research and development and light industrial. Each floor is essentially open plan but incorporates 3 meeting rooms to the ground floor which can be retained, altered or removed. There are staff welfare facilities, a break out space and a fully fitted kitchen to the ground floor. Externally there are 21 car parking spaces to 3 sides of the building. The unit can be divided into 2 self contained units.

Location

The property is situated in Crane Mead which is situated to the South of Ware town centre which offers an eclectic mix of local retailers and eateries. Ware railway serving London's Liverpool Street is also within walking distance as is a Premier Inn.

Ware is situated to the East of the A10 London to Cambridge trunk road approximately 10 miles north of Junction 25 of the M25. The A414 is approximately 2 miles from the property and serves Harlow and Chelmsford to the East and the A1 and M1 to the West. Crane Mead is a modern mixed use development incorporating residential apartments, offices buildings and light industrial units.

Accommodation

Description	sq ft	sq m
Unit A	3,849	357.58
Unit B	5,289	491.36
Total	9,138	848.94

Terms

The property is available on a new lease(s) direct from the Landlord. The Landlord will also consider a freehold sale of the whole or part. Price on application.

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