



# UNIT 14 CENTRUS

MEAD LANE | HERTFORD | SG13 7GX

## TO LET

REFURBISHMENT  
COMPLETE



MODERN FACTORY/WAREHOUSE – 13,687 SQ FT



## UNIT 14 CENTRUS



Full height electric roller shutter door



Clear eaves height of 7.2m



Solar panels with the potential to generate 76,600 kWh/pa



Floor loading of 750 lbs psf (37.5 kn psm)



WCs to offices and warehouse



18 parking spaces



Shower and disabled WC



EPC A rating



Kitchenette



EV charging points



## UNIT 14 CENTRUS

### DESCRIPTION

The property comprises a high quality, end of terrace industrial warehouse unit of steel portal frame construction, constructed a little over 10 years ago. The unit has a reception area on the ground floor, from where stairs lead to open plan offices at first floor.

The warehouse is arranged as clear span space, with a single electrically operated loading door.

### ACCOMMODATION (GEA)

|                     | Sq M            | Sq Ft         |
|---------------------|-----------------|---------------|
| Warehouse           | 1,073.58        | 11,556        |
| First Floor Offices | 197.97          | 2,131         |
| <b>Total</b>        | <b>1,271.55</b> | <b>13,687</b> |



CLICK TO VIEW GOOGLE MAPS



## LOCATION

Centrus is a modern estate located within the well established Mead Lane business area, half a mile from the town centre.

Hertford East railway station is a short walk and provides a good service to London Liverpool Street, with a journey time of circa 50 minutes.

The estate is in close proximity to the A10 which provides quick access to the M25 (J25).

|            |          |
|------------|----------|
| A10        | 2 miles  |
| A1(M) - J4 | 8 miles  |
| M25 - J25  | 11 miles |
| M11 - J7   | 13 miles |

|                       |          |
|-----------------------|----------|
| Hertford East Station | ½ mile   |
| Luton Airport         | 20 miles |
| Stansted Airport      | 21 miles |
| Central London        | 30 miles |

## TERMS

The unit is offered on a new lease for a term by negotiation, rent on application.

## RATES

According to [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates)

the unit has a rateable value of £121,000 resulting in a payable figure of £61,950pa using the current rate in the pound of 51.2p. Interested parties should confirm this figure by their own enquiry.

## LEGAL COSTS

Each party to cover its own legal costs incurred in the transaction.

## EPC

The unit has a highly efficient EPC rating of A-10.

## VIEWINGS

For further information and viewings are via appointment with the joint agents:

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**020 3328 9080**  
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