



## Unit 16B, Mimram Road, Hertford, SG14 1NN

Industrial/Warehouse/Storage

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,427 sq ft / 132.57 sq m
<b>Rent</b>	£21,583.38 per annum (commencement rent)
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Redecorated
- Proximity to Town Centre
- Excellent Road Links
- Established Industrial Location
- Carparking

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## Location

The estate is situated on Mimram Road which is located off Hertingfordbury Road which in-turn merges with the A414. Mimram Road is located to the south west of Hertford Town Centre, lying within walking distance of the town centre and Hertford North Train Station. Hertford is located at the intersection of the A414 and the A10 dual carriageways. The M25 is approximately 8 miles to the south at J25 (Waltham Cross) and the A414 provides fast east / west links to the A1M at Hatfield, and the M11 at Harlow.

## Description

The estate comprises terraced industrial units, the majority of which are refurbished. There are a number of units available on the estate, differing in size and specification - some with office space - to suit a variety of business needs. Access to the units is provided by way of roller shutter or double doors. Ample car parking is provided on site.

## Terms

Unit 16B is available upon a new Full Repairing & Insuring lease.

Year 1 = £21,583.38 exclusive.

Year 2 = £22,237.42 exclusive.

Year 3 = £24,259.00 exclusive.

Please note that there is an estate service charge and building insurance contribution to be paid by the tenants. Further information is available upon request.

## Rateable Value

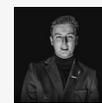
The Rateable Value is £21,500 (please note this is not rates payable).

## VAT

Plus VAT at the appropriate rate.



## Viewing & Further Information



**Jacob Wood**

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