



Unit 8 Peerglow Business Centre, Marsh Lane Ware, Ware, SG12 9QL

Office To Let | £26,200 per annum | 3,172 sq ft

Budget friendly space available on flexible terms office and storage uses, located close to Ware High Street

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Summary

- Rent: £26,200 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: 2 years. Maximum lease of 2 years

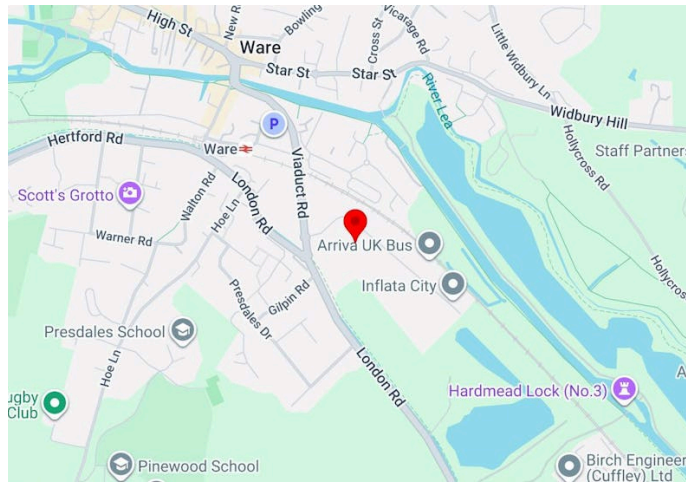
Further information

- [View details on our website](#)

Contact & Viewings

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Key Points

- Available for storage or office use
- Short lease, flexible terms
- Car parking
- 3 Phase power
- Kitchen & W/C's
- Gas central heating
- Roof mounted PV panels generating approx. 1,500 kWh per month, providing an estimated energy costs saving of circa £500 per month at current electricity tariffs

Description

The property comprises of a modern 2 storey terraced business unit with pitched roof and single personnel door. The property was previously used as offices but would also be suitable for light storage uses.

The ground floor consists of multiple office rooms, kitchen and 2 w/c's while the first floor is made up of predominantly open plan office space with W/C.

Location

Peerglow Business Centre is located on Marsh Lane which is an established commercial area south of Ware town centre.



It is conveniently located for access to the A10 via the A1170 to the A414, the latter also providing good East/West links via Harlow and Hertford. Ware Railway Station, which serves London Liverpool Street via Tottenham Hale (Victoria Line) is less than a 10 minute walk from the property.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,586	147.34	Available
1st	1,586	147.34	Available
Total	3,172	294.68	

Terms

Available on a flexible new lease for a term of years to be agreed

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