



11 & 12 Crane Mead Business Park

Crane Mead, Ware, SG12 9PZ

Modern Interconnecting Industrial/Warehouse Units

3,752 sq ft
(348.57 sq m)

- Eaves height of c.6m rising to c.8.2m at the ridge
- 2 up and over loading doors (2.48m wide x 3.06m high)
- Tea making and WC facilities
- Open plan office to ground floor with CAT 5 cabling
- Two offices at first floor
- 7 car parking spaces

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Summary

Available Size	3,752 sq ft
Rent	£48,000 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value for Unit 11 is £41,750. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

The Property comprises two interconnecting modern industrial warehouse units on a small Park, comprising 20 similar units. The units are of steel portal frame construction with part blockwork and steel-clad elevations, with a steel-clad roof incorporating translucent roof lights.

The Units have been configured to provide mainly industrial/warehouse space. There is an open plan office to the front with WC and tea making facilities. At first floor are two further offices.

Location

The Property is located on Crane Mead Business Park which is located off of Viaduct Road. The Park is conveniently located for access to the A10 via the A1170 to the A414, the latter also providing good East/West links via Harlow (M11) and Hatfield (A414). Ware town centre, with its banks, shops and restaurants, is within easy walking distance of the premises, as is Ware railway station which serves London Liverpool Street via Tottenham Hale (Victoria Line).

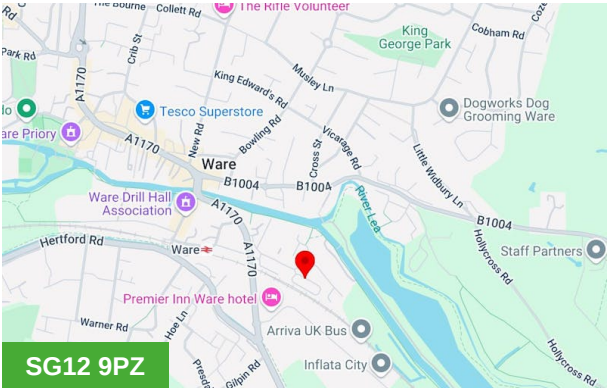
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,286	305.28
1st	466	43.29
Total	3,752	348.57

Terms

The units are available to let on a new full repairing and insuring lease for a term of years to be agreed.



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;
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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