



## 28 Marshgate Drive

Hertford, SG13 7AJ

### Rarely Available Builders Merchants / Excellent Concrete Hard Surfaced Yard With Buildings

**67,740 sq ft**

(6,293.25 sq m)

- Family Run Buildings Merchants Established In 1994
- Entire Site Available For The First Time In 31 Years
- Concrete Hard Surfaced Yard
- High Bay Warehouse
- Trade Counter
- Customer Car Park
- Central London (20 Miles)

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## Summary

<b>Available Size</b>	67,740 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£96,015 per annum Rates from 1 April 2026
<b>Rateable Value</b>	£173,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

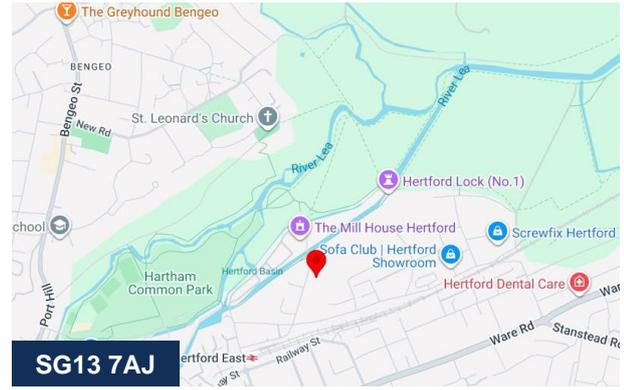
The site comprises of a prominent open storage yard used as builders merchants since 1994. The site presents a unique opportunity for another builders merchants, HGV vehicle operator or bulk aggregates to benefit from a first class yard with excellent circulation space and existing buildings. The neighbouring site is currently undergoing redevelopment for further commercial uses to add to the attractiveness to the area.

## Location

The yard sits on Marshgate Drive which is a commercial / industrial area with good vehicle access. A414 (0.5 miles) M11 (14 Miles) A1 (M) 18 Miles M1 (28 miles) Central London (20 Miles).

## Terms

The premises are available by way of a new lease for a term by arrangement.



## Viewing & Further Information



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