



INDUSTRIAL UNIT SUITABLE FOR A RANGE OF USES
2,981 SQ FT

Rent: £36,020 p.a.

16D Mimram Road
Hertford
Hertfordshire
SG14 1NN

- Modern LED Lighting
- Ready to Occupy
- Small offices and WC Facilities
- 4 Parking Spaces

16D MIMRAM ROAD, HERTFORD, HERTFORDSHIRE, SG14 1NN

Location

The County Town of Hertford is strategically located in the trunk road network approximately 20 miles north of Central London. It adjoins the A10 dual carriageway which links to the M25 at Junction 25 approximately 8 miles to the south at Waltham Cross.

The A414 dual carriageway provides a fast east-west link between the M11 at Harlow and the M1 Hemel Hempstead.

Hertford has two separate railway services with Hertford North providing links to Kings Cross and Moorgate and Hertford East to Liverpool Street.

Major commercial centres within easy access include Hatfield, Welwyn Garden City, Stevenage, Ware, Harlow and Hoddesdon

Accommodation

The estate is highly accessible being accessed directly off the A414, Hertingfordbury Road which is the main road into Hertford from Hatfield and the A1M. It is located between the railway bridge and the Esso Petrol Station.

Mimram Road Industrial Estate comprises 36 units, ranging in size from 740 to 6,000 sq. ft.

16D is a single storey unit served with two electric loading doors, single WC, LED lighting and a small office space in the front right corner.

The space is currently vacant and ready to occupy and would be suitable for multiple uses including light manufacturing and motor trade (subject to landlord approval).

Floor Areas (approx. GIA)	Sq Ft
TOTAL	2,981
Car Parking Spaces	4

Tenure

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

Rent:

Year 1 = £36,020.42 exclusive.

Year 2 = £39,622.46 exclusive.

Year 3 = £43,224.50 exclusive.

Service Charge

There is a small estate service charge of circa £2,500 plus VAT per annum.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £32,500.

Legal Costs

Each party to bear their own legal costs.

The landlord may see a non-refundable admin fee of £900 plus VAT.

EPC

81- D

Other Information

The property is immediately available upon completion of legal formalities.



For further information please contact Davies & Co on
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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.