



MODERN WAREHOUSE / PRODUCTION UNIT
2,490 SQ FT

Rent: £40,000 p.a.

Unit 19
The Mead Business Centre
Mead Lane
Hertford
Hertfordshire
SG13 7BJ

- Plus 1,410 Sq Ft Mezzanine
- Full size loading door
- End of terrace
- 4/5 parking spaces
- 7m eaves height
- Located within established Mead Lane Business Area

UNIT 19, THE MEAD BUSINESS CENTRE, MEAD LANE, HERTFORD, HERTFORDSHIRE, SG13 7BJ

LOCATION

The county town of Hertford is located approximately 25 miles north of Central London at the intersection of the A10 and A414 dual carriageway. The M25 is approximately 8 miles to the south at Waltham Cross (Junction 25) and the A414 provides a fast east west route between the M11 at Harlow and the M1 at Hemel Hempstead.

There are two separate railway lines to London Liverpool Street and Kings Cross / St Pancras.

The property is located on the principal Mead Lane Industrial area accessed from the Ware Road adjoining Tesco and Hertford East station and conveniently close to the town centre.

ACCOMMODATION

An end-of-terrace warehouse/production unit forming part of a modern estate constructed in the late 1980s within the main Mead Lane Business Area.

The unit is of steel portal frame construction with ground and first-floor windows, and modern profiled-clad elevations featuring distinctive architectural detailing. It benefits from a clear internal height of approx. 7m and is served by a full-height front loading door.

At first-floor level to the front of the property there is a small kitchen/break-out area. Male and female WC facilities are located directly beneath this, together with a small store area which could potentially be converted to office accommodation.

To the rear is a large open-plan, decked storage mezzanine. The clear height to the underside of the mezzanine is approx. 2.9m.

The property benefits from four allocated parking spaces, with the ability to park a fifth vehicle on the loading apron.

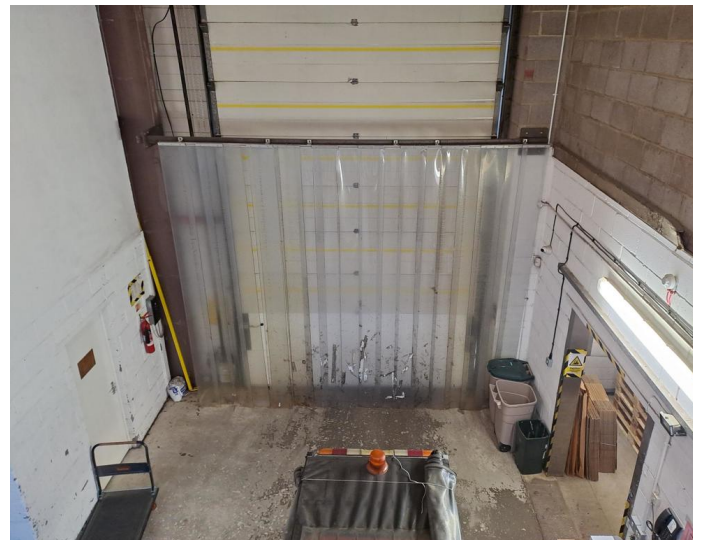
The unit is currently occupied by the vendor, who is in the process of consolidating their business into the immediately adjoining unit. A schedule of cosmetic improvement works is also planned prior to occupation/marketing.

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). To be independently assessed.

EPC

C(68)



FLOOR AREAS (approx. GIA)

Sq Ft

Ground Floor		2,297
First Floor	Kitchen/breakout area	193
First Floor	Mezzaine	1,410
TOTAL		2,490

TERMS

Available to let on a new lease for a term to be agreed.

Rent: £40,000 per annum.

The rent is not subject to VAT.

For further information please contact Davies & Co on 01707 274237

Daniel Hiller d.hiller@davies.uk.com
Clay Davies c.davies@davies.uk.com

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.

Davies
01707 274237