



**A HIGH QUALITY WAREHOUSE WITH 1ST FLOOR  
OFFICES  
2,938 SQ FT**

**Price: £800,000 + VAT**

**6 Fountain Drive  
Mead Lane  
Hertford  
SG13 7UB**

- Mezzanine floor of 588 sqft
- Modern construction ( built 2001)
- 8 Parking spaces
- Three phase power supply
- Refurbished office space

# 6 FOUNTAIN DRIVE, MEAD LANE, HERTFORD, SG13 7UB

## 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

A modern semi-detached production / warehouse building with allocated parking to the front.

It was constructed in 2001 and is of steel portal frame with modern elevations incorporating a mixture of brick and vertical cladding and forms part of a small modern estate prominently located at the entrance to the development.

There are first floor offices span front to back across a partial width with an undercroft space on the ground floor below the mezzanine. The ground floor has toilets and a reception area and workshop space.

The warehouse has a clear internal headroom of approximately 6.2m and features a full sized loading door.

In addition to the floor areas stated there is a mezzanine floor of 588 sqft extending across the back of the property.

## FEATURES

Prominent position.  
Full size loading door.  
Heating and lighting throughout.  
Fully fitted and refurbished offices.  
Allocated parking to the front.

Floor Areas (approx. GIA)	Sq Ft
Ground Floor - Warehouse	1,361
Ground Floor - Office and WCs	627
First Floor - Offices	950
<b>TOTAL</b>	<b>2,938</b>
Car Parking Spaces	8

## Tenure

Available for sale freehold with vacant possession.

Price £850,000 plus VAT.

## Service Charge

There is a small estate service. The payable amount is being confirmed.

## Business Rates

Please see the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk). Indicated assessment £32,250.

Amount payable 49.9% for the y/e 31/3/2026.

## Legal Costs

Each party to cover their own legal costs.

## Other Information

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).



**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](http://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.

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