

TO LET

Unit 18B, Mimram Road

Hertford, Hertfordshire, SG14 1NN

1,719 sq ft (159.70 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey HOLDINGS

Unit 18B, Mimram Road, Hertford, Hertfordshire, SG14 1NN

Key Features

- Year 1: £21,487.50 pa (£12.50 psf)
- Year 2: £23,636.25 pa (£13.75 psf)
- Year 3: £25,785 pa (£15.00 psf)
- Open-plan industrial / warehouse accommodation
- Large loading door
- Natural light from roof panels
- Freshly presented accommodation
- Convenient access to the A414
- Owned by Petchey Holdings - contact landlord direct

Description

Unit 18B comprises a well-presented industrial / warehouse unit extending to approximately 1,719 sq ft. The property offers clear open-plan accommodation, a large loading door and natural light from roof panels. The space would suit a range of light industrial, storage, workshop and trade occupiers, subject to the necessary consents.

Legal Costs

Each party to bear their own legal costs.

Location

Mimram Road Industrial Estate is situated just off the A414 Hertingfordbury Road, to the south-west of Hertford town centre. Hertford North railway station is within walking distance. The A414 provides connections towards the A1(M) and M11, while the A10 links with Junction 25 of the M25.

Accommodation

Total	**1,719 sq ft (159.70 sq m)**

Lease Terms

Available to let. Lease terms are subject to agreement.

VAT

VAT may be applicable.

Planning

Interested parties should make their own enquiries with the local planning authority about their proposed use.

Rent & Viewings

Year 1: £21,487.50 per annum exclusive

Year 2: £23,636.25 per annum exclusive

Year 3: £25,785 per annum exclusive

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