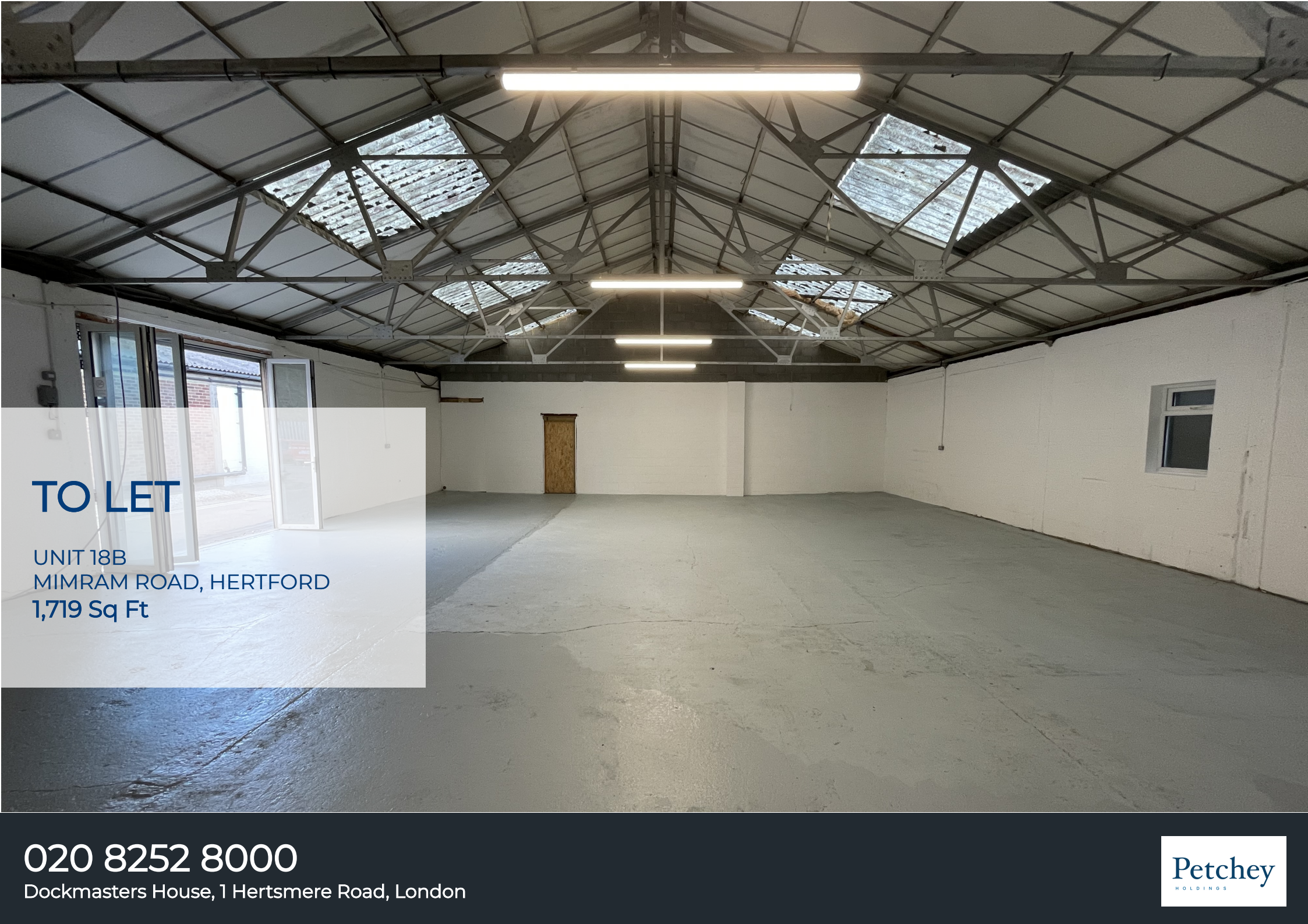




TO LET

UNIT 18B
MIMRAM ROAD, HERTFORD
1,719 Sq Ft

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 18B, MIMRAM ROAD, HERTFORD, HERTFORDSHIRE, SG14 1NN

Key Features

- Stepped rent incentives available
- Open-plan industrial / warehouse accommodation
- Large loading door
- Natural light from roof panels
- Freshly presented accommodation
- Convenient access to the A414

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. Please contact the agent to arrange a viewing and confirm availability.

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) at Hatfield and the M11 at Harlow, while the A10 links with Junction 25 of the M25 at Waltham Cross, approximately eight miles to the south.

Accommodation

1,719 sq ft (159.70 sq m)

Terms

Available on a full repairing and insuring lease, with stepped rent incentives. Further details on application.

Legal Costs

Each party to bear their own legal fees.

VAT

VAT may be applicable.

Business Rates & Service Charge

Further details available on application.

Rent & Viewings

Year 1: £1,969.69 pcm (£13.75 psf).
Year 2: £2,166.67 pcm (approx. £15.13 psf).
Year 3: £2,363.63 pcm (£16.50 psf).

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