

TO LET

UNIT 10B
MIMRAM ROAD, HERTFORD
1,182 Sq Ft

020 8252 8000
Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 10B, MIMRAM ROAD, HERTFORD, HERTFORDSHIRE, SG14 1NN

Key Features

- Coming soon – stepped rent incentives
- Electric loading door
- LED lighting
- Office accommodation with internal glazing
- Single WC
- Access to the A414

Description

Unit 10B provides approximately 1,182 sq ft of single-storey industrial accommodation on Mimram Road Industrial Estate. The unit benefits from an electric loading door, LED lighting, a single WC and high-quality office accommodation with attractive internal glazing. The estate comprises 36 units ranging from approximately 740 to 6,000 sq ft.

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

1,182 sq ft (109.81 sq m)

Terms

Available on a full repairing and insuring lease. Coming soon; please contact the agents to confirm availability and the terms of the stepped rent incentive.

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: £1,231.25 pcm (£12.50 psf).
Year 2: £1,329.75 pcm (£13.50 psf).
Year 3: £1,428.25 pcm (£14.50 psf).

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