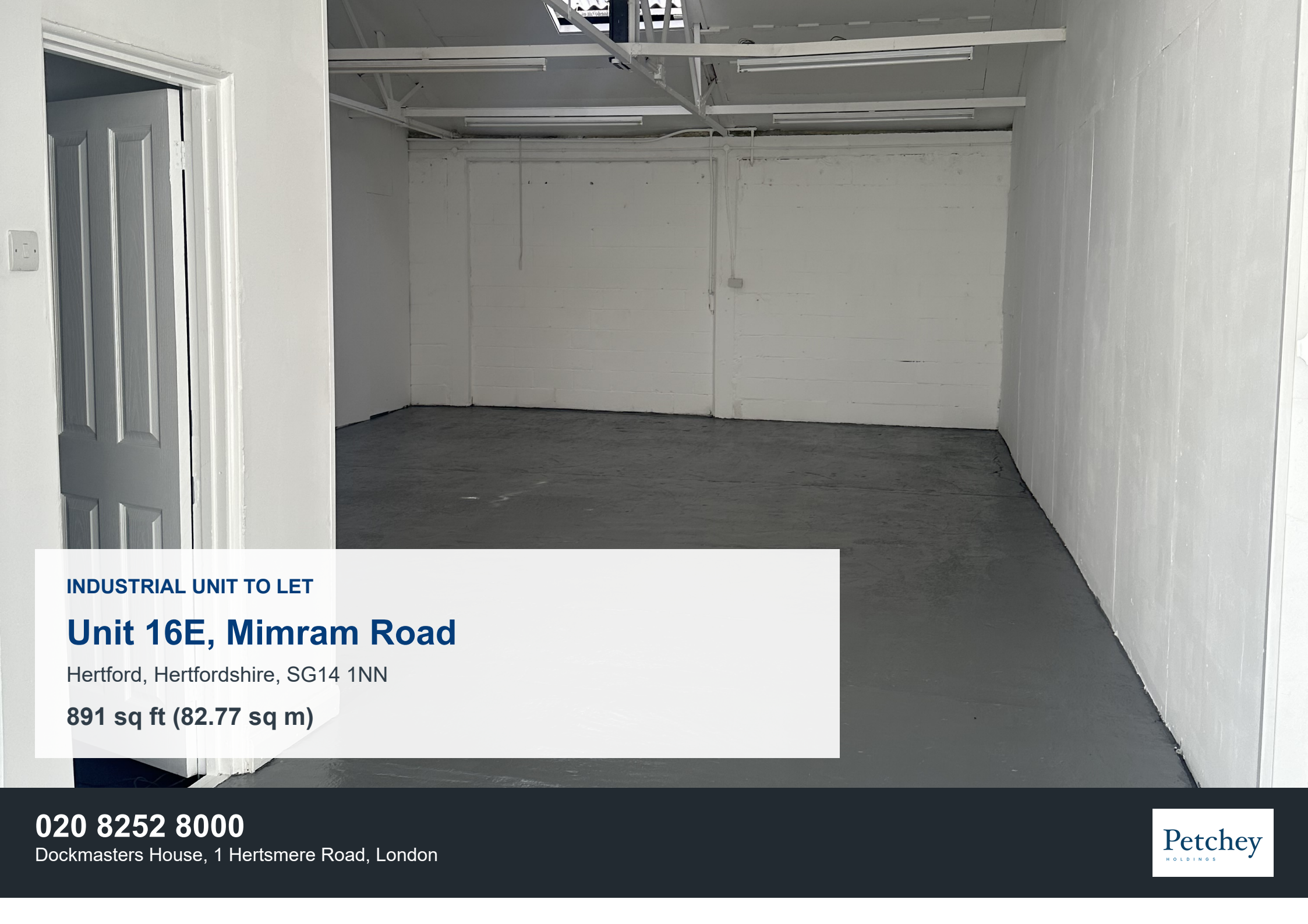




INDUSTRIAL UNIT TO LET

Unit 16E, Mimram Road

Hertford, Hertfordshire, SG14 1NN

891 sq ft (82.77 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

Unit 16E, Mimram Road | Hertford, Hertfordshire, SG14 1NN

Key Features

- Stepped rent: £1,121 pcm in Year 1, £1,233 pcm in Year 2 and £1,345 pcm in Year 3
- Compact unit on an established industrial estate
- CCTV on the estate
- Gated estate with tenant access outside normal hours
- Convenient access to the A414
- Within walking distance of Hertford North station
- Owned by Petchey Holdings - contact landlord direct

Description

Unit 16E provides approximately 891 sq ft of accommodation within Mimram Road Industrial Estate. The estate occupies a private cul-de-sac and benefits from CCTV and entrance gates secured outside normal hours, with tenants retaining access.

Location

Mimram Road lies just off the A414, south-west of Hertford town centre. Hertford North station is within walking distance. The A414 provides connections towards the A1(M) at Hatfield and M11 at Harlow; M25 Junction 25 is approximately eight miles south.

Accommodation

891 sq ft (82.77 sq m) approximately.

Lease Terms

Available on lease terms to be agreed.

Legal Costs

Each party will bear their own legal costs.

VAT

VAT may be applicable.

Planning Information

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



Rent

Year 1: £1,121 pcm

Year 2: £1,233 pcm

Year 3: £1,345 pcm

Exclusive of other outgoings. Lease terms by agreement.

Viewings & Further Information

Dom Prest

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