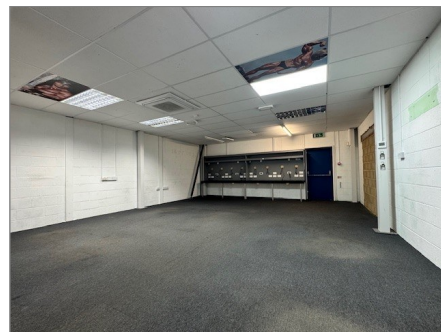
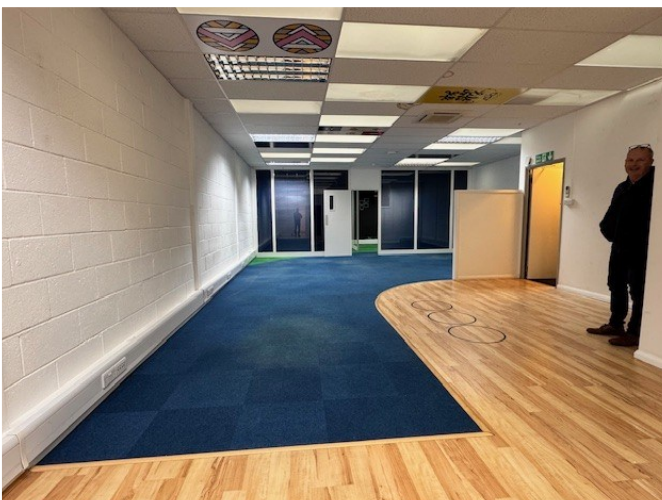


**UNIT 9, CRANE MEAD BUSINESS PARK,  
VIADUCT ROAD, WARE, SG12 9PZ**



**A MODERN FLEXIBLE USAGE  
INDUSTRIAL WAREHOUSE &  
COMMERCIAL BUILDING**

**1,392-2,775 SQ FT**

**TO LET - NEW LEASE**

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**LOCATION:**

This building stands within the modern Crane Mead Business Park which offers a range of 20 office/mid tech and industrial warehousing buildings close to the long established Marsh Lane area, wherein occupiers include Britannia Tusons, Arriva and Wood Bros. Both Glaxo Smith Klein and Herts Regional College are at either end of the High Street.

There is direct access out onto the A1170 London/Viaduct Road from where both the A414 and A10 are accessed within approximately 1 miles further distance via either the High Street or Amwell.

The London to Cambridge trunk road connects with junction 25 of the M25 approximately 10 miles to the south whilst the A414 provides eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

Ware town centre is within an approximate 5 minute walk offering a range of retail and restaurant facilities. The rail network is within a similar walking distance providing a London Liverpool Street service via Tottenham Hale with it's Victoria Line underground connections. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

**DESCRIPTION:**

A modern commercial industrial warehousing and business unit of steel portal frame construction under a pitched insulated roof incorporating light panels.

The ground floor workspace is currently divided into two separate areas although is capable and achievable in single open plan fashion.

The first floor is currently laid out and utilised in a comfortable office fashion with a main central open plan workroom, a pair of demountable glazed partitioned directors rooms, a boardroom, small meeting room and kitchen.

Ground floor	-	1,392 sq ft
First floor	-	1,383 sq ft
<b>Total</b>	-	<b>2,775 sq ft</b>

All floor areas and dimensions are approximate.

- \* Air conditioning
- \* Perimeter trunking
- \* Disabled WC
- \* Comms room
- \* Floor coverings
- \* Roller shutter access point
- \* Security and fire alarms (untested)
- \* Allocated parking



<b>TERMS:</b>	The whole to let on a new lease.
<b>RENT:</b>	Upon application.
<b>VAT:</b>	TBA.
<b>SERVICE CHARGE:</b>	TBA.
<b>EPC:</b>	TBA.
<b>RATEABLE VALUE:</b>	TBA.
<b>LEGAL COSTS:</b>	Each party are to be responsible for their own legal costs.
<b>VIEWING:</b>	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

**C4826**



#### MISREPRESENTATION ACT

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