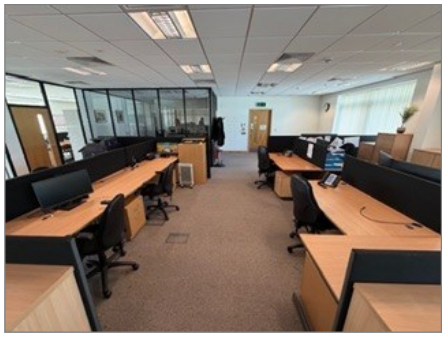
paulwallace commercial
01992 440744
enquiries@pwco.biz

4 CENTRUS, MEAD LANE, HERTFORD, SG13 7GX









A PROMINENT HI-TECH OFFICE & BUSINESS PREMISES WITH 17 PARKING SPACES

4,613 SQ FT GIA

FOR SALE FREEHOLD

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LOCATION:

4 Centrus holds an attractive and prominent roadside location with frontage directly onto the Mead Lane commercial area of Hertford approximately half a mile to the immediate east of the town centre and Hertford East railway station.

There is near immediate access out on the dual carriageway A414 at the Tesco junction with the same providing M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond. There are continual dual carriageway connections through to the A10 and subsequently the M25, junction 25, 8 miles to the south.

Access to the rail network is provided from both Hertford North and Hertford East stations with the former having a London Kings Cross service and the latter with a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

London Stansted and Luton International Airports are each within an approximate 20 mile/40 minutes drive time.





AT A GLANCE:

* **A flexible hi-tech office & business premises**
* **Freehold for sale**
* **Prominent roadside position**
* **Capable of achieving open plan floor areas**
* **5 minute walk to town centre and rail network**





DESCRIPTION:

A modern and flexible end of terrace hi-tech business and office building arranged equally over two levels.

An open plan format is achievable all be it at current the ground floor has 4 partitioned meeting and boardrooms around a central open plan area whilst the first floor has 3 partitioned rooms and a kitchen onto an open plan area.

The building has a triple aspect with large glazed panels to the front, flank and rear elevations providing plenty of natural light.

Ground floor	-	2,318 sq ft
First floor	-	2,295 sq ft
Total	**-**	**4,613 sq ft GIA**

All dimensions and floor areas are approximate.

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DESCRIPTION (CONT):

* 17 parking spaces
* Air conditioning
* Floor boxes (power and communications)
* Separate male and female WC's to first floor
* Disabled WC to ground floor
* Ground floor reception
* Fire & security systems including emergency lighting (untested)
* Rear pedestrian and servicing ground floor access
* Cat 5 communications cabling
* Vertical window blinds
* Security entry phone system
* Carpets & lighting
* All office, showroom and/or workspace to 11' ceiling height at ground floor (tbc)

TERMS: For sale freehold.

AGENTS NOTE:

i. **The sellers may give consideration to a lease back of a whole or part floor on terms to be agreed with the purchaser. Further information upon request**

ii. **Furniture may be available via separate negotiation**

PRICE: Upon application.

VAT: Applicable.

SERVICE CHARGE: TBA.

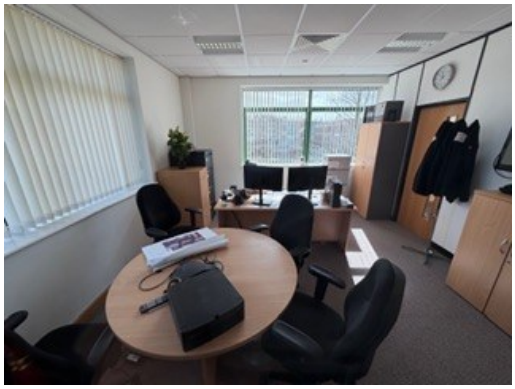
EPC: To follow.

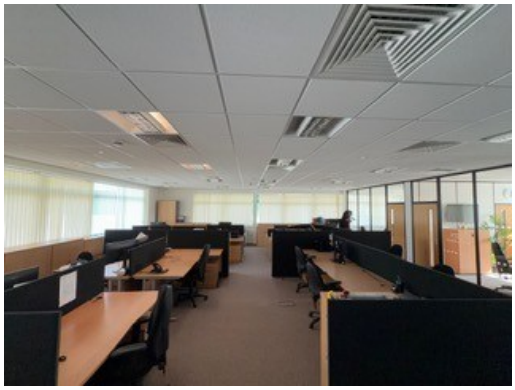
RATEABLE VALUE: We are advised upon a rateable value of £66,500 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk.

LEGAL COSTS: Each party are to be responsible for their own legal costs.

VIEWING: Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

C4909





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ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them

iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation

iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

v. Rents and prices quoted in the particulars may be subject to VAT in addition