paulwallace commercial
01992 440744
enquiries@pwco.biz

3 WARREN PARK, GREEN TYE, HERTS, SG10 6JD







A MODERN B1 LIGHT INDUSTRIAL/ B2 BUSINESS & STORAGE BUILDING

WELL SUITED TO MEDIA, ADVERTISING, FILM, MEDICAL, HI-TECH AND OTHER SPECIALIST TRADES

CIRCA 4,506 SQ FT GIA

TO LET - NEW LEASE

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LOCATION:

Warren Park is located a short distance to the south west of Bishops Stortford with good connectivity through to Harlow, Ware and Hertford.

There is a Londis supermarket and post office in the adjoining town of Much Hadham.

Much Hadham	-	2 miles
Bishops Stortford	-	3.2 miles
Main line rail network (London-Cambridge)	-	3.75 miles
Harlow	-	7 miles
M11 junction	-	7 miles
Ware	-	8.3 miles
Stansted Airport	-	9.5 miles
Hertford	-	15 miles

DESCRIPTION:

An impressive commercial premises as part of a private gated mixed use estate providing near 30,000 sq ft commercial accommodation with occupiers substantially split across B1/2/8 user types. There are numerous Heritage and craft uses on site including a micro bakery.

This building is of steel portal frame construction with a maximum internal height of 21' 9".

Most recently used for classic motor vehicle restoration workshops and storage the building may equally suit a whole range of commercial occupiers across a broad spectrum of potential uses (subject to planning where necessary). This space is highlighted blue on the attached plan.





Maximum depth	-	60'
Maximum internal width	-	73'
Ground floor	-	4,218 sq ft
First floor workspace	-	288 sq ft
Unspecified additional FF areas if required	-	Unmeasured
Total	**-**	**4,506 sq ft**

All dimensions and floor areas are approximate.

* **21' 6" maximum internal height**
* **Allocated car parking**
* **Toilet facilities**
* **Kitchen/staff area**
* **Fire and security alarms (untested)**
* **Large roller shutter access point to front**
* **Three phase power**

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TERMS:	To let on a new lease.
RENT:	Upon application.
SERVICE CHARGE:	TBA.
VAT:	TBA.
EPC:	C61 green.
RATEABLE VALUE:	TBC.
LEGAL COSTS:	Each party to be responsible for their own legal costs.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

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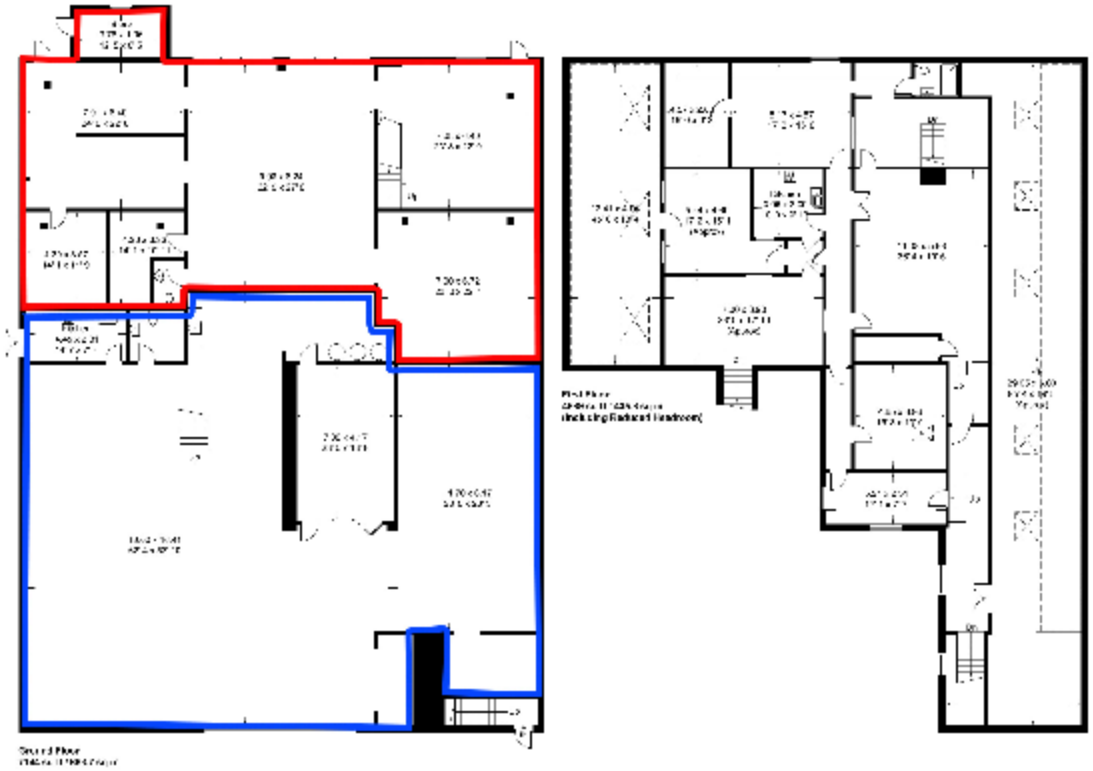
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= 292.41 sq m / 3147.47 sq ft

= 343.56 sq m / 3698.04 sq ft

Warren Park

Approximate Gross Internal Area = 10801 sq ft / 1003.4 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 1032 sq ft / 95.9 sq m
Store = 81 sq ft / 7.5 sq m
Total = 11914 sq ft / 1106.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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