

**UNIT 13, WAGGONERS YARD,
BALDOCK STREET, WARE, HERTS, SG12 9LG**



**REFURBISHED
BUSINESS UNIT**

1,357 SQ FT

TO LET

www.paulwallace.co.uk

LOCATION:

Waggoners Yard is off the eastern side of Baldock Street opposite Travis Perkins and immediately to the rear of Ware To Eat. Baldock Street is a continuation off the far western end of the A1170 Ware High Street from its junction with Priory Street immediately opposite St Mary's Church.

Ware is an historic town centre hosting occupiers including Asda, Tesco, Simmons Bakery, Boots, Costa Coffee, Ware Coffee Lab and Andrews Pharmacy.

Glaxo have a major international facility at the far end of Priory Road and Hertford Regional College fronts the A119 Hertford Road.

The town is served by numerous public car parks including those to the rear of Ware Library, Baldock Street, Broadmeas and Kibes Lane. The Tesco car park, which is access off New Road, is available for short terms visitor shopping.

There are swift connections to the A414 and A10 dual carriageway highway network.

There is a rail service into London Liverpool Street from Amwell End.

DESCRIPTION:

A tidy and well managed small group of single storey self contained business units suitable for a wide range of business activities.

Unit 12 - A single open room measuring just under 31' x 19' to include toilet, fire alarms, wall heaters, double opening wooden doors, three phase power and 1 parking space.

Unit 13 - A slightly larger unit comprising 2 principle workspace areas and a small external store room. All to total circa 1,357 sq ft and to include toilet, fire alarms, three phase power, 3 parking spaces, LED lighting and wall heaters.

FLOOR AREAS:

Unit 12	-	579 sq ft - Let
Unit 13	-	1,357 sq ft
TOTAL	-	1,936 sq ft
Total parking	-	4 spaces

All floor areas and dimensions are approximate.



TERMS:

Unit 12 - To let, new lease	-	Let
Unit 13 - To let, new lease	-	£17,000 pax

BUSINESS RATES:

Requiring reassessment.

Anticipate Unit 12 to qualify for up to 100% rating relief but interested parties must make their own enquires at www.voa.gov.uk.

SERVICE CHARGE:

Zero.

VAT:

Not applicable.

EPC:

To follow.

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) at Paul Wallace Commercial on 01992 440744.

C4944



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