Davies

01707 274237

Hertford
Industrial
TO LET

INDUSTRIAL UNIT IN AN ESTABLISHED LOCATION

1,189 SQ FT

Rent: £16,844 p.a.

10C Mimram Road
Hertford
Hertfordshire
SG14 1NN

- 2 Parking Spaces
- Loading door
- No offices
- Gated estate
- Motor trade uses not considered
- Flexible leases considered

Ref I16-13F

10C MIMRAM ROAD, HERTFORD, HERTFORDSHIRE, SG14 1NN

LOCATION

The County Town of Hertford is strategically located in the trunk road network approximately 20 miles north of Central London. It adjoins the A10 dual carriageway which links to the M25 at Junction 25 approximately 8 miles to the south at Waltham Cross. The A414 dual carriageway provides a fast east-west link between the M11 at Harlow and the M1 Hemel Hempstead.

Hertford has two separate railway services with Hertford North providing links to Kings Cross and Moorgate and Hertford East to Liverpool Street.

Major commercial centres within easy access include Hatfield, Welwyn Garden City, Stevenage, Ware, Harlow and Hoddesdon.

ACCOMMODATION

The estate is highly accessible being accessed directly off the A414, Hertingfordbury Road which is the main road into Hertford from Hatfield and the A1M. It is located between the railway bridge and the Esso Petrol Station.

Mimram Road Industrial Estate comprises 36 units, ranging in size from 740 to 6,000 sq. ft.

10C is a mid-terrace single storey unit served with a loading door and basic internal facilities including WC.

FLOOR AREAS (approx. GIA)	Sq Ft
TOTAL	1,189
Car Parking Spaces	2

TERMS

The property is immediately available to let on a new flexible lease for a term to be agreed.

Rent:
Year 1 = £16,844.17 exclusive.
Year 2 = £18,528.58 exclusive.
Year 3 = £20,213.00 exclusive.

The landlord will require a non-refundable administration fee of £900 plus VAT to be paid in order to remove the property from the market and proceed with issuing the lease contract.

SERVICE CHARGE

There is a small estate service charge of circa £1,250 per annum plus VAT.

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £19,000.

Rates payable 43.2% for the y/e 31/03/2027.

EPC

D(99)

For further information please contact Davies & Co on 01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.

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