Davies

01707 274237

Hertford
Industrial
TO LET

STUDIO / WORKSHOP UNIT
976 SQ FT

Rent: £16,500 p.a.

6 Priory Wharf
Hertford
Hertfordshire
SG14 1RJ

- Fully self contained
- 2 parking spaces
- Suitable for a range of uses. Not motor trade.
- No VAT

Ref I74-8

6 PRIORY WHARF, HERTFORD, HERTFORDSHIRE, SG14 1RJ

LOCATION
Hertford is an historic county town located amongst some of Hertfordshire's most attractive countryside. The town centre, which is a designated Conservation Area, offers a most attractive shopping, working and recreational environment.

The M25 is situated just 8 miles to the south whilst the A414 dual carriageway links the town to the A1(M) at Hatfield and the M11 at Harlow. Transport communications are excellent with Hertford East station (offering frequent train journeys to Liverpool Street) situated close by and Hertford North (Moorgate) also easily accessible.

The property occupies a very convenient setting on a small modern trading estate on the edge of the town centre. Priory Street is accessed from Railway Street immediately to the east of the town centre next to Bluecoats.

ACCOMMODATION
A mid-terraced, two-storey business unit of brick construction beneath an insulated pitched roof. Internally, the property benefits from a high lofted ceiling within which a single-storey first-floor office/studio area has been created.

The ground floor comprises an open-plan area suitable for storage, warehouse or light workshop use and benefits from lighting, a loading door and a single WC facility. The height to the underside of the first floor is approximately 2.40m.

An internal staircase at the front of the unit provides access to the first floor, which comprises an open-plan office together with a partitioned storeroom to the rear. The accommodation features lighting, electric heating, power and data points, carpeting and a tea point facility.

There are 2 parking spaces included with the demise.

FLOOR AREAS (approx. GIA)	Sq Ft
Ground Floor	488
First Floor	488
TOTAL	976
Car Parking Spaces	2

TERMS
Available to let on a new lease for a term of 5 years.

Rent £16,500 per annum. No VAT is payable.

The tenant will be responsible for the payment of utilities, building insurance, an estate service charge and all other normal occupational costs.

SERVICE CHARGE
Approx. £450 p.a. estate cleaning, canal cleaning, gutter cleaning

BUSINESS RATES
Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £14,500.

Rates are payable at 43.2% for the full y/e 31/03/2027. However, the respective occupier may be eligible for Small Business Rate Relief, subject to meeting the relevant qualifying criteria.

EPC
D(83)

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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