



**TWO STOREY SELF-CONTAINED BUSINESS UNIT
1,509 SQ FT (GIA) APPROX.**

Rent: £19,950 p.a.

12 Warehams Lane
Gascoigne Way
Hertford
Hertfordshire
SG14 1LA

- Conveniently Located Close to the Town Centre.
- Dedicated Secure Yard Area.
- End of Terrace
- All Mains Services

LOCATION

The county town of Hertford is strategically located at the intersection of the A10 and A414 dual carriageways which provide the fast east west links between the M1 at Hemel Hempstead and the M11 at Harlow. The M25 is approximately 8 miles to the south at Waltham Cross (junction 25). The town has two railway stations with services to London Kings Cross and Liverpool Street.

Hertford provides a very attractive historic and town centre setting.

Wareham's Lane is a highly accessible location just off the Gascoigne Way dual carriageway next to the town centre.

The estate consists of a small collection of similar commercial buildings.

ACCOMMODATION

A two storey self-contained business unit fully fitted out to office standard but with flexibility for other uses.

There is a pedestrian entrance at the front from a parking forecourt which has space for approximately 6 / 8 cars.

The accommodation is fully fitted including wall, floor and ceiling finishes and office lighting and has just been redecorated.

Male and female toilets are located on the ground floor.

The property is ideal for companies seeking offices or light industrial / R&D type accommodation.

EPC

E (125)



FLOOR AREAS (approx. GIA)

Sq Ft

Ground Floor 744

First Floor 765

TOTAL 1,509

TERMS

The property is available to let on a new lease for a term to be agreed. Rent £19,950 per annum.

VAT is payable on the rent.

Available immediately upon completion of legal formalities.

SERVICE CHARGE

TBC.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £14,750.

Rates payable approx. 43.2% for the y/e 31/3/2027. However, the respective occupiers may be eligible for Small Business Rate Relief, subject to meeting the relevant qualifying criteria.

For further information / viewing please contact Davies Hiller on 01707 274237

Daniel Hiller Daniel@DaviesHiller.co.uk

Clay Davies Clay@DaviesHiller.co.uk