Davies Hiller
01707 274237

Hertford
Industrial
TO LET



SMALL SECURE MODERN INDUSTRIAL UNITS
534 - 1,640 SQ FT

Rent: £15.75 per sq ft per annum

Units A & B & C
Drapers Yard
Warrenwood Industrial Estate
Stapleford
Hertford
Hertfordshire
SG14 3NU

- Not suitable for motor trade or food uses
- Secure location
- Two shutter doors
- 2 Parking spaces
- The two units can only be rented together

Ref I93-9

UNITS A & B & C, DRAPERS YARD, WARRENWOOD INDUSTRIAL ESTATE, STAPLEFORD, HERTFORD, HERTFORDSHIRE, SG14 3NU

Location
Stapleford is ideally located in East Hertfordshire, just north of Hertford.

This prime location offers businesses excellent connectivity to major transport routes and urban centers. Close to Hertford, the estate provides easy access to the A10 and A414, facilitating efficient transport and logistics operations.

Stevenage is also located directly to the North and Welwyn Garden City a short distance to the South West.

Accommodation
The commercial area comprises of a wide range of units in an established industrial setting.

The units benefit from loading doors and a small office spaces located towards the front elevations. The properties have recently been refurbished.

The space suitable for a range of uses (not motor trade) and have a ceiling height of circa 3 meters.

There is an electrical and water supply but not gas.

The property would suit a wide range of uses and the landlords preference is to rent two or more units to a single tenant.

Floor Areas (approx. GIA)	Sq Ft
Unit A	546
Unit B	534
Unit C	563
TOTAL	1,640

Tenure
A new lease for a term to be agreed.

Unit A: £8,599.50 pa
Unit B: £8,410.50 pa
Unit C: £8,820.00 pa

Service Charge
There will be a small estate service charge for the upkeep of the common parts.

Legal Costs
Each party to bear their own legal costs.

The landlord may seek a small non-refundable holding deposit.

EPC
TBC

Other Information
The properties are immediately available upon completion of legal formalities.





For further information / viewing please contact Davies Hiller 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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