Davies Hiller
01707 274237

Hertford
Industrial
TO LET



SECURE MODERN INDUSTRIAL UNIT
1,582 SQ FT

Rent: £24,521 p.a.

Unit F
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
- LED lighting

Ref I94-8

UNIT F, 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.

The estate is highly accessible being accessed directly off the A119, which is the main road into Hertford from the North.

ACCOMMODATION
The Estate comprises of a wide range of unit units in an established industrial setting.

Unit F benefits from two 2.9m by 3.0m loading doors and a small office space located in the front right corner.

The property has recently been refurbished with new LED lighting.

The space suitable for a range of uses (not motor trade) and has eves heights of 3 meters.

There is an electrical and water supply but not gas.

FLOOR AREAS (approx. GIA)	Sq Ft
Unit F	1,582
TOTAL	1,582
Car Parking Spaces	2

TERMS
A new lease for a term to be agreed.

SERVICE CHARGE
There will be a small estate service charge for the upkeep of the common parts.

EPC
D 76 (expires Oct. 2032)

OTHER INFORMATION
The property is immediately available upon completion of legal formalities.

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

Daniel Hiller Daniel@DaviesHiller.co.uk

Clay Davies Clay@DaviesHiller.co.uk

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.