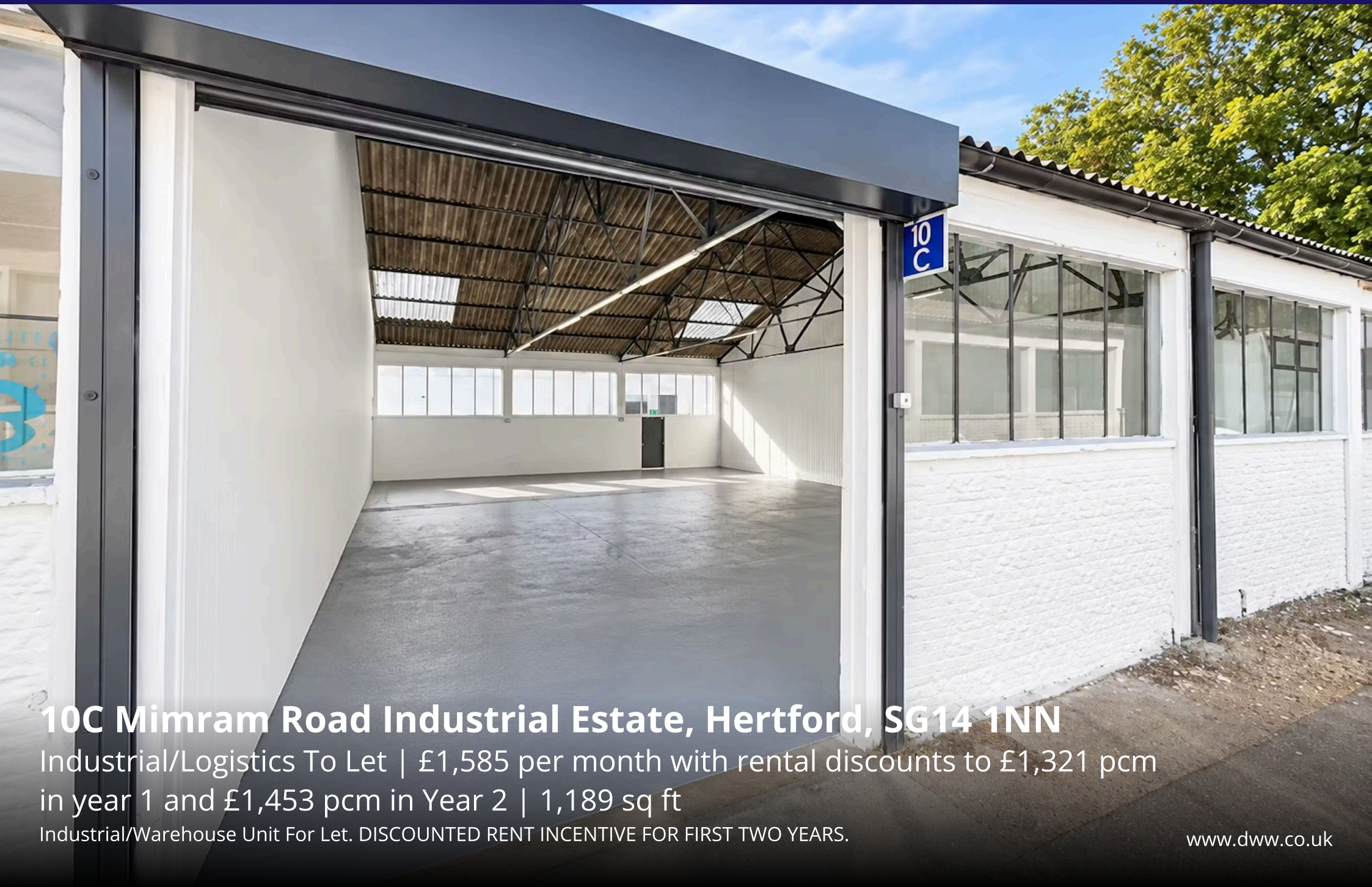
Derrick Wade Waters



10C Mimram Road Industrial Estate, Hertford, SG14 1NN

Industrial/Logistics To Let | £1,585 per month with rental discounts to £1,321 pcm in year 1 and £1,453 pcm in Year 2 | 1,189 sq ft

Industrial/Warehouse Unit For Let. DISCOUNTED RENT INCENTIVE FOR FIRST TWO YEARS.

www.dww.co.uk

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Summary

- Rent: £1,585 per month with rental discounts to £1,321 pcm in year 1 and £1,453 pcm in Year 2
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk, the Rateable Value is £19,000 from 1st of April 2026. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
- Service charge: £1,250 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs. The landlord may seek a non-refundable admin fee of £995 plus VAT
- EPC: D (99)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

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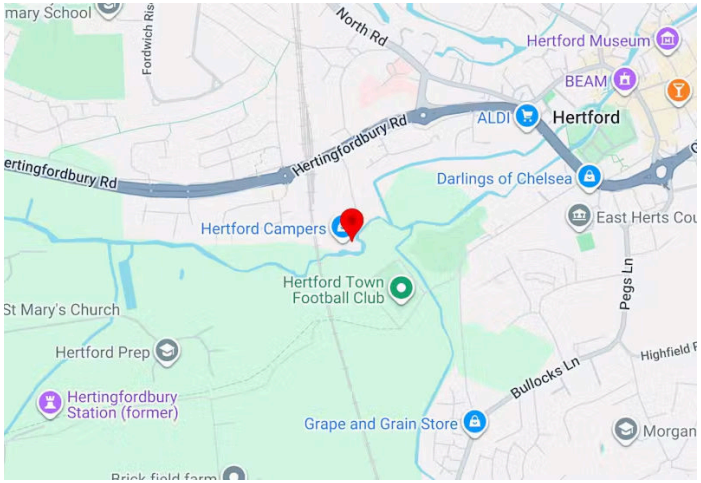



Key Points

- Electric roller shutter loading door
- 2 parking spaces
- Established industrial location
- Motor trade uses will be considered
- Flexible lease terms available

Description

The property comprises of a single storey mid-terrace industrial unit of concrete frame construction, providing clear span storage and production space. Access to the Property is provided by way of an electric roller shutter

Location

The estate is situated on Mimram Road which is located off Hertingfordbury Road which in-turn merges with the A414. Mimram Road is located to the south west of Hertford Town Centre, lying within walking distance of the town centre and Hertford North Train Station.
Hertford is located at the intersection of the A414 and the A10 dual carriageways.

The M25 is approximately 8 miles to the south at J25 (Waltham Cross) and the A414 provides fast east / west links to the A1M at Hatfield, and the M11 at Harlow.

Accommodation

Name	sq ft	sq m
Ground	1,189	110.46

Terms

The property is available on a fully repairing and insuring lease for a number of years to be agreed with flexible terms available.

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
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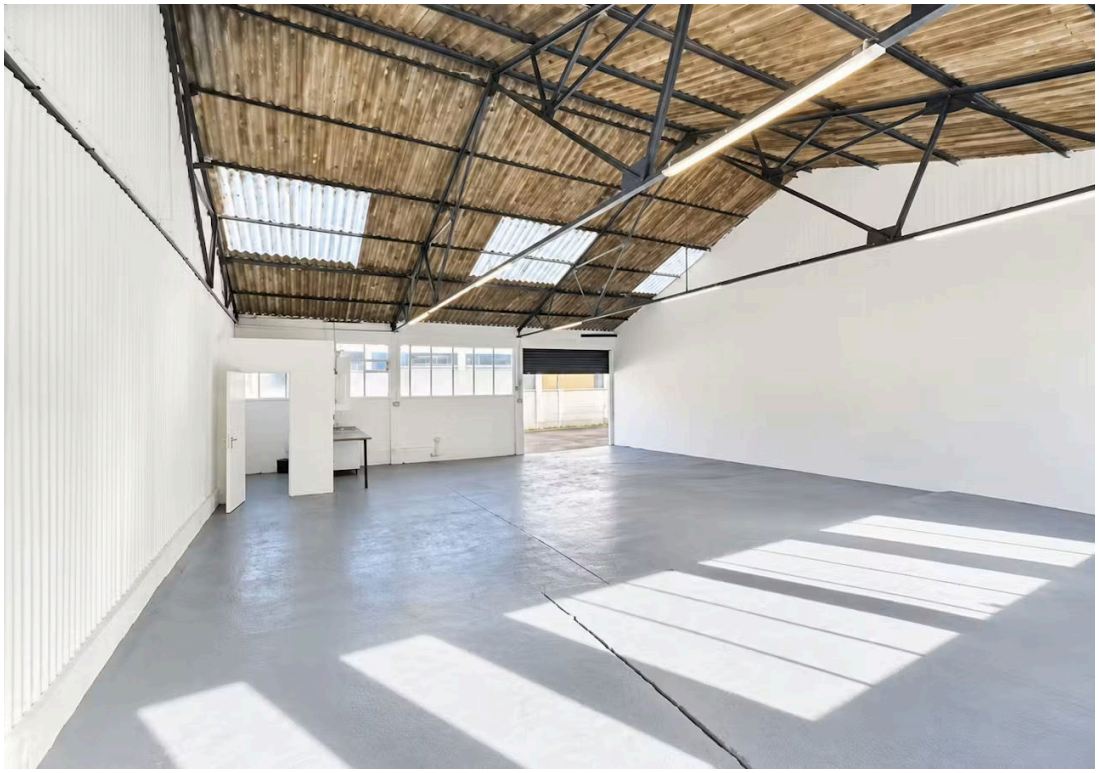

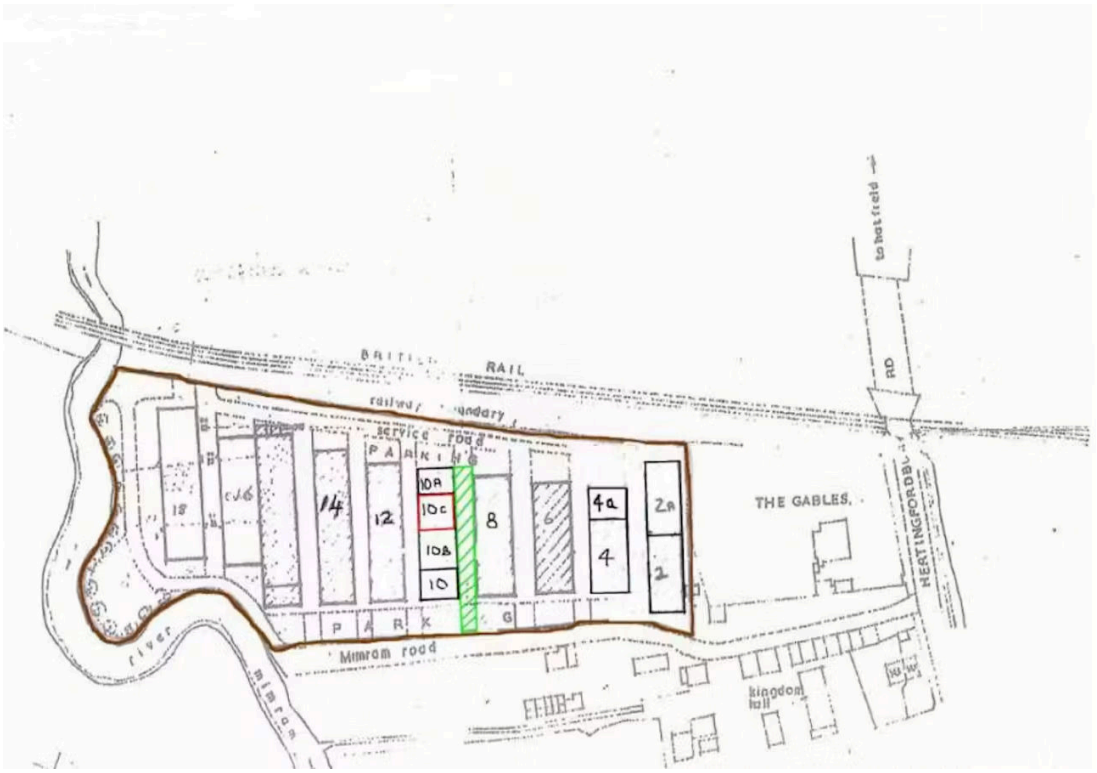

RAIL
railway boundary
service road
PARKING
14
12
10A
10C
10B
10
8
6
4a
4
2A
2
THE GABLES.
HERTINGFORDBU
RD
Mimram road
river
mimram
kingdom hall

