



UNIT 14  
**CENTRUS**

MEAD LANE | HERTFORD | SG13 7GX

TO LET

REFURBISHMENT  
COMPLETE



MODERN FACTORY/WAREHOUSE – 13,687 SQ FT



## UNIT 14 CENTRUS



Full height electric roller shutter door



Clear eaves height of 7.2m



Solar panels with the potential to generate 76,600 kWh/pa



Floor loading of 750 lbs psf (37.5 kn psm)



WCs to offices and warehouse



18 parking spaces



Shower and disabled WC



EPC A rating



Kitchenette



EV charging points





## UNIT 14 CENTRUS

### DESCRIPTION

The property comprises a high quality, end of terrace industrial warehouse unit of steel portal frame construction, constructed a little over 10 years ago. The unit has a reception area on the ground floor, from where stairs lead to open plan offices at first floor.

The warehouse is arranged as clear span space, with a single electrically operated loading door.

### ACCOMMODATION (GEA)

	Sq M	Sq Ft
Warehouse	1,073.58	11,556
First Floor Offices	197.97	2,131
<b>Total</b>	<b>1,271.55</b>	<b>13,687</b>



CLICK TO VIEW GOOGLE MAPS



## LOCATION

Centrus is a modern estate located within the well established Mead Lane business area, half a mile from the town centre.

Hertford East railway station is a short walk and provides a good service to London Liverpool Street, with a journey time of circa 50 minutes.

The estate is in close proximity to the A10 which provides quick access to the M25 (J25).

A10	2 miles
A1(M) - J4	8 miles
M25 - J25	11 miles
M11 - J7	13 miles

Hertford East Station	½ mile
Luton Airport	20 miles
Stansted Airport	21 miles
Central London	30 miles

## TERMS

The unit is offered on a new lease for a term by negotiation, rent on application.

## RATES

According to [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates)

the unit has a rateable value of £121,000 resulting in a payable figure of £61,950pa using the current rate in the pound of 51.2p. Interested parties should confirm this figure by their own enquiry.

## LEGAL COSTS

Each party to cover its own legal costs incurred in the transaction.

## EPC

The unit has a highly efficient EPC rating of A-10.

## VIEWINGS

For further information and viewings are via appointment with the joint agents:



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