



INDUSTRIAL UNIT IN AN ESTABLISHED LOCATION 1,990 SQ FT

Rent: £29,850 p.a.

Unit 8A
Mimram Road
Hertford
Hertfordshire
SG14 1NN

- Modern Lighting
- 2 Parking Spaces
- Large Roller Shutter

UNIT 8A, MIMRAM ROAD , HERTFORD, HERTFORDSHIRE, SG14 1NN

Location

The County Town of Hertford is strategically located in the trunk road network approximately 20 miles north of Central London. It adjoins the A10 dual carriageway which links to the M25 at Junction 25 approximately 8 miles to the south at Waltham Cross. The A414 dual carriageway provides a fast east-west link between the M11 at Harlow and the M1 Hemel Hempstead.

Hertford has two separate railway services with Hertford North providing links to Kings Cross and Moorgate and Hertford East to Liverpool Street.

Major commercial centres within easy access include Hatfield, Welwyn Garden City, Stevenage, Ware, Harlow and Hoddesdon

Accommodation

The estate is highly accessible being accessed directly off the A414, Hertingfordbury Road which is the main road into Hertford from Hatfield and the A1M. It is located between the railway bridge and the Esso Petrol Station.

Mimram Road Industrial Estate comprises 36 units, ranging in size from 740 to 6,000 sq. ft.

8B is a single storey unit served with a loading door and basic internal facilities.

Floor Areas (approx. GIA)	Sq Ft
TOTAL	1,990
Car Parking Spaces	2

Tenure

A new lease for a term to be agreed.

Service Charge

There is a small estate service charge of circa £1,250 per annum plus VAT.

Business Rates

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £23,000

Legal Costs

Each party to bear their own legal costs.

The landlord may seek a non-refundable admin fee of £900 plus VAT.

Other Information

The property is immediately available upon completion of legal formalities.



For further information please contact Daniel Hiller (d.hiller@davies.uk.com) or Clay Davies (c.davies@davies.uk.com) or telephone 01707 274237.

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-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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