



## SECURE MODERN INDUSTRIAL UNIT 1,582 SQ FT

**Rent: £22,250**

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

# 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.

## Accommodation

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

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

Unit F benefits from two 2.9 by 3.0 meter 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) has eaves heights of 3.17 meters at the lowest point rising to 3.0 meters at the internal ceiling apex.

There is an electrical and water supply but not gas.

Floor Areas (approx. GIA)	Sq Ft
Unit F	1,582
<b>TOTAL</b>	<b>1,582</b>
Car Parking Spaces	2

## Tenure

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.

## Business Rates

Please refer to the Local Authority for information on rates

## Legal Costs

Each party to bear their own legal costs.

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

## EPC

TBC

## Other Information

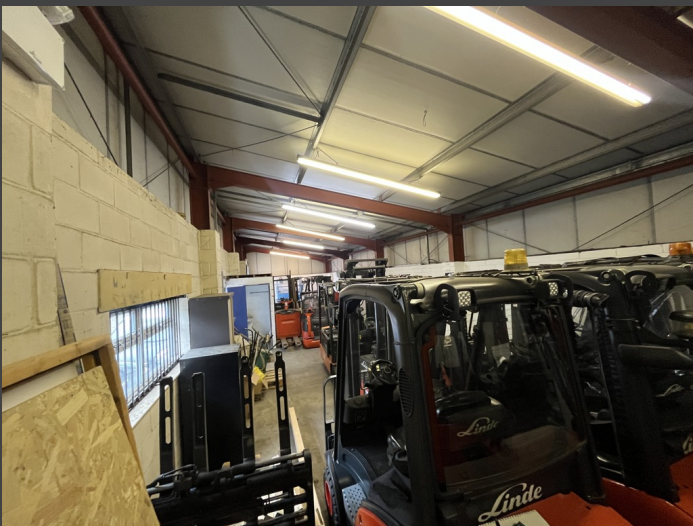
The property is immediately available upon completion of legal formalities.



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](http://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.

UNIT F, DRAPERS YARD, WARRENWOOD INDUSTRIAL ESTATE, STAPLEFORD, HERTFORD,  
HERTFORDSHIRE, SG14 3NU



UNIT F, DRAPERS YARD, WARRENWOOD INDUSTRIAL ESTATE, STAPLEFORD, HERTFORD,  
HERTFORDSHIRE, SG14 3NU

**Davies**  
**01707 274237**