

**MODE HOUSE & UNIT 10, THUNDRIDGE BUSINESS PARK,
CAMBRIDGE ROAD, THUNDRIDGE, SG12 0SS**



**A COMMERCIAL PRODUCTION
STORAGE & SHOWROOM/
OFFICE BUILDING**

8,776 SQ FT

TO LET

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LOCATION:

The Thundridge Business Park stands fronting the Wadesmill Road (Old A10) just to the north of Hanbury Manor Marriott Hotel, Golf & Country Club and not more than 1.5 miles due north of Ware town centre past the Wodson Park Sports & Leisure Centre.

There is near immediate access out onto both the northward and southward carriageways of the A10 dual carriageway, which connects with junction 25 of the M25 12 miles to the south.

Ware town centre	-	1.5 miles
Ware rail network serving Liverpool Street	-	2.5 miles
Herford North rail network serving Kings Cross	-	5.2 miles
Hertford	-	5.5 miles
Harlow	-	11 miles
Stevenage	-	11 miles
Welwyn Garden City	-	12 miles
Hatfield	-	12.5 miles
M25/Waltham Cross	-	12.5 miles
Harlow M11 junction	-	15.5 miles
Royston	-	17 miles
Stansted Airport	-	17 miles
Luton	-	25 miles

Ware town centre provides a full range of retail and restaurant facilities to include Morrison and Tesco supermarkets.

Ware is a strong market town hosting Herts Regional College and the pharmaceutical giant, GSK.

USE:

To suit ongoing B1 light industrial/business occupancy or many other uses to include medical, gym/dance, showroom, office, retail and other uses to include educational and car sales. All subject to planning confirmation.

DESCRIPTION:

The Thundridge Business Park comprises a small roadside estate hosting just 7 individual occupiers across 5 separate buildings.

Mode House and Unit 10 is an industrial storage and mixed use commercial building comprising two adjoining pitched roof workshop bays with a separate two storey office building along the front elevation.

Workshop parts are currently extremely well fitted and occupied for office and showroom purposes but can be easily returned to more traditional workshop and storage areas as may be required.

Two all ground floor work bays	-	6,186 sq ft
Ground floor offices and staff	-	1,295 sq ft
Further office space	-	1,295 sq ft
Total	-	8,776 sq ft

All floor areas and dimensions are approximate.



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DESCRIPTION (CONT):

The front most two storey office building comprises ground floor reception, meeting and WC facilities with more office space on the first floor and separate male and female WC's.

The two rear ground floor industrial/workshop/showroom bays are capable of providing completely open plan accommodation.

- * 12' to underside of roof truss (21' to apex)
- * 24 allocated car parking spaces (possibly up to 30+)
- * Fire, security and entry door systems
- * Three phase power
- * Gas connection point
- * Incoming communications
- * Currently with impressive kitchen, staff and welfare facilities
- * Heat pump heating and cooling throughout most of the unit
- * Electric roller shutter loading position currently with inner glazed shop front style panel
- * Double opening glazed entrance doors to workshop/showroom parts
- * Separate entrance to front office building
- * High specification showroom/office areas



TERMS:

To let on a new lease.

RENT:

Upon application.

RATEABLE VALUE:

We are advised upon two separate rateable values:

- i. Mode House - £42,750 with effect 1 April 2023
- ii. Unit 10 - £28,000 with effect 1 April 2023

Interested parties are advised to verify this information at www.voa.gov.uk.

EPC:

TBA.

SERVICE CHARGE:

TBA.

VAT:

TBA.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

C4799

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