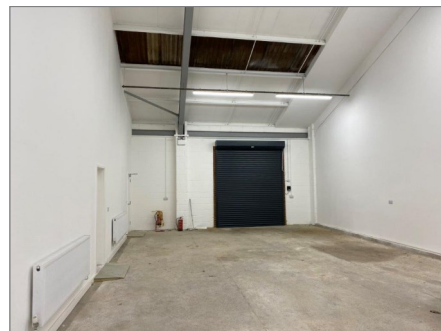
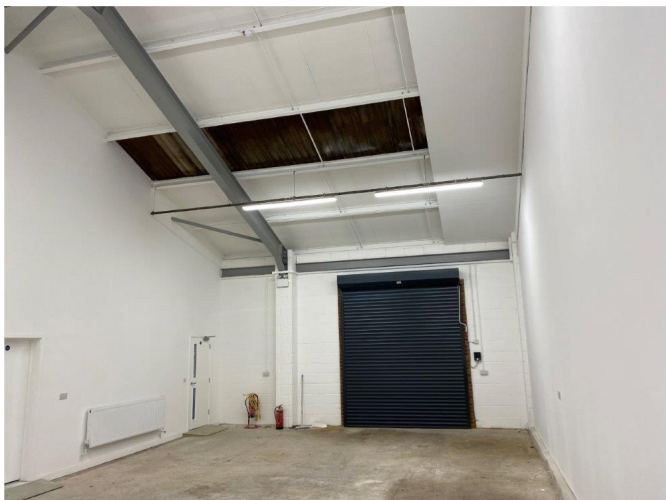


**UNIT 1B, GREAT NORTHERN WORKS,
HARTHAM LANE, HERTFORD, SG14 1QN**



**INDUSTRIAL WAREHOUSE
BUILDING**

**PROMINENT TOWN CENTRE
LOCATION ADJACENT TO THE
SAINSBURY ACCESS ROAD**

2,183 SQ FT

TO LET

www.paulwallace.co.uk

LOCATION:

Great Northern Works is accessed just off of Cowbridge opposite the McMullen Brewery complex and Sainsbury superstore in central Hertford.

Hertford town centre offers a full range of retail, banking and restaurant facilities. Both Hertford North and Hertford East main line rail stations are each within a short walking distance offering London Kings Cross and London Liverpool Street services.

The A414 dual carriageway connects with the A10 London to Cambridge trunk road within approximately 2 miles distance and further eastward connections to Harlow and Stansted Airport and westward to the A1, Welwyn Garden City and Hatfield.

DESCRIPTION:

Unit 1b is an industrial warehouse building of steel frame with brick and block work to the elevations under a pitched insulated roof forming part of a small mixed use scheme across a range of unit sizes and styles.

The building is approximately 49' 7" deep x 35' 8" wide at ground floor inclusive of reception, WC and office plus additional toilet and office at first floor.

Ground floor	-	1,773 sq ft
First floor	-	410 sq ft
Total	-	2,183 sq ft

All dimensions and floor areas are approximate.

- * 9' 7" loading door
- * 14' eaves (22' 6" to apex)
- * Ground floor disabled WC
- * Open plan office to ground floor
- * Second open plan office to first floor
- * Three phase power
- * Sealed unit upvc double glazed window units
- * LED lighting
- * Fire alarms (untested)
- * Allocated parking



TERMS:

To let on a new lease.

RENTAL:

£28,000 per annum exclusive.

RATEABLE VALUE:

We have been advised upon the following rateable values:

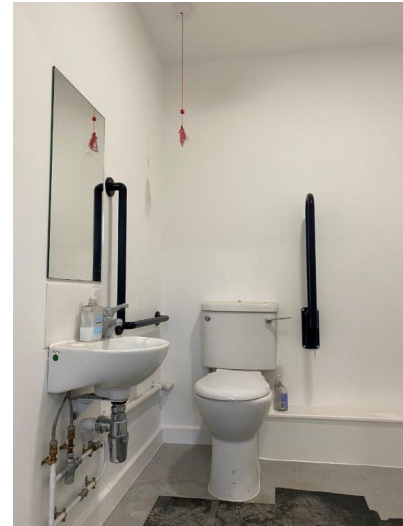
Ground floor - £16,750 with effect 1 April 2023

First Floor - £5,000 with effect 1 April 2023

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

SERVICE CHARGE:	TBA.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
VAT:	Applicable.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

C4664-1



MISREPRESENTATION ACT

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