

**WARREN PARK, GREEN TYE,  
HERTFORDSHIRE, SG10 6JD**



**A TIDY GROUND FLOOR  
OPEN PLAN  
COMMERCIAL SPACE**

**1,562 SQ FT GIA**

**TO LET - NEW LEASE**

www.paulwallace.co.uk



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**LOCATION:**

Warren Park is located a short distance to the south west of Bishops Stortford with good connectivity through to Harlow, Ware and Hertford.

There is a Londis supermarket and post office in the adjoining town of Much Hadham.

Much Hadham	-	2 miles
Bishops Stortford	-	3.2 miles
Main line rail network (London-Cambridge)	-	3.75 miles
Harlow	-	7 miles
M11 junction	-	7 miles
Ware	-	8.3 miles
Stansted Airport	-	9.5 miles
Hertford	-	15 miles

**DESCRIPTION:**

A fully refurbished clean and tidy ground floor commercial space suitable for a range of uses being part of a private gated development. The space is outlined red on the attached plan.

The building forms part of a larger mixed use estate of near 30,000 sq ft with occupiers substantially split across the B1/2/8 user types.

The current layout provides for a large rear open plan workspace with 4 additional rooms, kitchen and WC.

Maximum depth (overall)	-	43' 6"
Internal width (overall)	-	37' 6"
<b>Total</b>	-	<b>1,562 sq ft GIA</b>

All floor areas and dimensions are approximate.

- \* **Part of a private gated development**
- \* **Windows to flank elevation**
- \* **Toilet facilities**
- \* **Suspended ceilings**
- \* **Tiled floor covering**
- \* **Light and power**
- \* **Heating**
- \* **Allocated car parking**
- \* **Fire alarm (untested)**

**TERMS:**

To let on a new lease.

**RENT:**

£21,000 per annum exclusive.

**SERVICE CHARGE:**

For the year to 31 December 2023 the service charge was £3,439.49 plus VAT.

**VAT:**

TBA.

**RATEABLE VALUE:**

Yet to be assessed.

**LEGAL COSTS:**

Each party are to be responsible for their own legal costs.

**VIEWING:**

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

**C4553-1**



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