

**Davies**

01707 274237

**Davies & Co**  
Chartered Surveyors  
Amberley  
33-35 Wellfield Road  
Hatfield  
Herts, AL10 0BY

**Tel: 01707 274 237**  
Fax: 01707 269 053

# Warehams Lane Hertford

## For Sale or To Let

Detached Production / Warehouse Building

**2,778 Sq Ft (GIA) Approx.**

Prominent position close to Town Centre



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# Unit 1 Warehams Lane, Hertford SG14 1LA

## HERTFORD

Hertford is strategically placed on the A414 dual carriageway between the A10 and the A1(M) 8 miles north of the M25 at Junction 25. As the county town it has considerable charm and character with an attractive town centre including a castle.

The towns of Hoddesdon, Harlow, Hatfield, Welwyn and Stevenage are all within easy reach.

Hertford has two separate railway lines to London. Hertford North (close to the property) connects to London King's Cross / St. Pancras and Hertford East to Liverpool Street.

## LOCATION

Warehams Lane is immediately off the A414 on the west (Hatfield) side of the town from which it is visible. It is immediately next to the town centre.

## DESCRIPTION

An unusual opportunity to acquire a detached individual industrial / warehouse building in a prominent position.

It is constructed of a concrete portal frame with a clear internal headroom of approximately 5m. The elevations are brick at lower level and vertical cladding at first floor level.

There are windows along two sides and a small loading door at one end. A larger door could be installed if required.

There is a loading perimeter on two sides with parking for around 9 cars.

As currently configured, it has a single-storey office along the south elevation with a storage deck above.

## APPROX. (GROSS INTERNAL) FLOOR AREAS

Ground Floor - 2,778 Sq Ft

## TERMS

The property is available to let on a new lease for a term to be agreed.

Rent £37,500 per annum plus VAT.

Alternatively, the owners may consider a sale of the freehold interest. Guide price £599,500 plus VAT.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £20,500.

Amount payable 2019/20 approximately 50%.

## ENERGY PERFORMANCE CERTIFICATE

TBC shortly.

## AVAILABILITY

On completion of legal formalities

## INSPECTION

For further information please email Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or telephone 01707 274237.

## NOTES

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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