

# 8 Warehams Lane Hertford SG14 1LA

## To Let

Workshop / Warehouse Premises with Gated Yard

**1,730 Sq Ft (GIA) Approx.**

Plus 1,400 Sq Ft Mezzanine Store (if required)

- Easy accessible location
- Close to Town Centre
- Not suitable for motor trade use



# 8 Wareham's Lane Gascoigne Way, Hertford SG14 1LA

## LOCATION

The county town of Hertford is a prosperous well-established Centre.

It has a range of high-quality housing and an attractive town centre with a range of specialty shops and restaurants.

It is strategically located on the A414 between the A1(M) and A10 approximately 25 miles north of Central London. Direct access to the M25 is via the A10 dual carriageway at Junction 25 8 miles to the south or the A1(M) at Junction 23 via Hatfield.

Hertford North station provides a fast service to London Kings Cross and Hertford East to Liverpool Street both conveniently close to the property.

## SITUATION

The property forms part of a small commercial area prominently located just off Gascoigne Way (A414) on the edge of the town centre close to the new Aldi store.

## DESCRIPTION

A single storey single bay warehouse unit.

The construction is a concrete frame with elevations partly in brickwork and partly vertical sheet cladding. The minimum clear internal headroom is approximately 4.0m.

There is a large loading door approximately 6.1m wide x 3.3m high.

Internally there is an extensive mezzanine ancillary accommodation ideal for light storage (can be removed if not required). Lighting and power distribution including 3 phase power are provided.

There is a gated yard area at the front, an unusual feature for a unit of this type.

The property was refurbished in 2019 which included the following:

- New fully insulated roof covering with double skin rooflights.
- Repainted front cladding.
- Painted front brickwork, windows and doors.
- Replacement steel palisade fencing with gates to yard area.

## APPROX (GROSS INTERNAL) FLOOR AREA

Ground Floor 1,730 Sq Ft

Mezzanine 1,400 Sq Ft (can be removed)

## TERMS

The property is available via an assignment of the existing lease which expires in September 2029.

The passing rent is £22,500 per annum plus VAT subject to a rent review in September 2024.

The tenant's responsibility for repairs is limited by reference to a Schedule of Condition.

There is a service charge to cover the shared cost of maintaining the estate.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Up to 31 March 2023 £14,750 then £24,500. Rates payable approx. 49.9% for the y/e 31/3/2024.

## AVAILABILITY

January 2024.

## INSPECTION

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

## NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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).

Energy Performance Certificate: Category E(105)

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.