

# Unit 6 Priory Wharf Hertford SG14 1RJ

## To Let

Small Studio / Workshop Unit

**976 Sq Ft (GIA) Approx.**

Suitable for a range of uses. Not motor trade.



# Unit 6 Priory Wharf, Priory Street Hertford, Herts SG14 1RJ

## HERTFORD

Hertford is an historic county town located amongst some of Hertfordshire's most attractive countryside. The town centre, which is a designated Conservation Area, offers a most attractive shopping, working and recreational environment.

The M25 is situated just 8 miles to the south whilst the A414 dual carriageway links the town to the A1(M) at Hatfield and the M11 at Harlow.

Transport communications are excellent with Hertford East station (offering frequent train journeys to Liverpool Street) situated close by and Hertford North (Moorgate) also easily accessible.

## LOCATION

The property occupies a very convenient setting on a small modern trading estate on the edge of the town centre.

Priory Street is accessed from Railway Street immediately to the east of the town centre next to Bluecoats.

## DESCRIPTION

A mid terraced two storey business unit of brick construction under an insulated pitched roof. It has a high lofted roof internally within which a single storey first floor office / studio has been created.

The ground floor comprises an open plan area suitable for storage, warehouse or light workshop use and is served with lighting, a single WC and loading door. The height to the underside of the first floor is 2.40 meters.

An internal staircase at the front provides access to the first floor which comprises an open office with a partitioned store room at the rear. Lighting, electric heaters, power and data points, carpeting and tea point are provided.

There are 2 parking spaces included with the demise.

Motor related uses will not be permitted at this address.

## APPROX. GROSS INTERNAL FLOOR AREAS

Ground Floor	488 Sq Ft
First Floor	<u>488 Sq Ft</u>
<b>Total</b>	<b>976 Sq Ft</b>

## TERMS

Available to let on a new lease for a term to be agreed.

Rent £15,996 per annum. No VAT is payable.

The tenant will be responsible for the payment of utilities, building insurance, an estate service charge and all other normal occupational costs.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £10,500.

No business rates are payable if this is the occupiers only property.

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No rates are currently payable if the occupier does not occupy other premises.

## AVAILABILITY

1 May 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.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

Energy Performance Certificate: Available shortly.

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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