



UNIT 14
CENTRUS

MEAD LANE | HERTFORD | SG13 7GX

TO LET

REFURBISHMENT
COMPLETE



MODERN FACTORY/WAREHOUSE - 13,687 SQ FT



UNIT 14 CENTRUS



Full height electric roller shutter door



Clear eaves height of 7.2m



Solar panels with the potential to generate 76,600 kWh/pa



Floor loading of 750 lbs psf (37.5 kn psm)



WCs to offices and warehouse



18 parking spaces



Shower and disabled WC



EPC A rating



Kitchenette



EV charging points



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DESCRIPTION

The property comprises a high quality, end of terrace industrial warehouse unit of steel portal frame construction, constructed a little over 10 years ago. The unit has a reception area on the ground floor, from where stairs lead to open plan offices at first floor.

The warehouse is arranged as clear span space, with a single electrically operated loading door.

ACCOMMODATION (GEA)

| | Sq M | Sq Ft |
|---------------------|-----------------|---------------|
| Warehouse | 1,073.58 | 11,556 |
| First Floor Offices | 197.97 | 2,131 |
| Total | 1,271.55 | 13,687 |



CLICK TO VIEW GOOGLE MAPS



LOCATION

Centrus is a modern estate located within the well established Mead Lane business area, half a mile from the town centre.

Hertford East railway station is a short walk and provides a good service to London Liverpool Street, with a journey time of circa 50 minutes.

The estate is in close proximity to the A10 which provides quick access to the M25 (J25).

| | | | |
|------------|----------|-----------------------|----------|
| A10 | 2 miles | Hertford East Station | ½ mile |
| A1(M) - J4 | 8 miles | Luton Airport | 20 miles |
| M25 - J25 | 11 miles | Stansted Airport | 21 miles |
| M11 - J7 | 13 miles | Central London | 30 miles |

TERMS

The unit is offered on a new lease for a term by negotiation, rent on application.

RATES

According to www.gov.uk/correct-your-business-rates

the unit has a rateable value of £121,000 resulting in a payable figure of £61,950pa using the current rate in the pound of 51.2p. Interested parties should confirm this figure by their own enquiry.

LEGAL COSTS

Each party to cover its own legal costs incurred in the transaction.

EPC

The unit has a highly efficient EPC rating of A-10.

VIEWINGS

For further information and viewings are via appointment with the joint agents:

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