

MODERN FACTORY/WAREHOUSE - 13,687 SQ FT







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



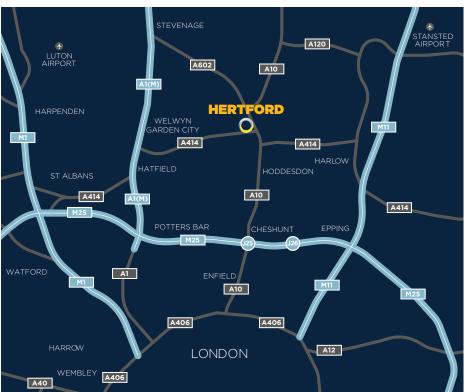
Kitchenette



EV charging points

UNIT 14 CENTRUS 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 2,131 First Floor Offices 197.97 Total 1,271.55 13,687





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
A1(M) - J4	8 miles
M25 - J25	11 miles
M11 - J7	13 miles

Hertford East Station	½ mile
Luton Airport	20 miles
Stansted Airport	21 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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