

**UNIT 2, WARRENWOOD INDUSTRIAL ESTATE,
A119 HIGH ROAD, STAPLEFORD, SG14 3NU**



**DETACHED INDUSTRIAL
WAREHOUSE WITHIN
SECURE YARD**

16,873 SQ FT

FOR SALE (MAY LET)

www.paulwallace.co.uk

LOCATION:

The Warrenwood Industrial Estate in Stapleford is due north from central Hertford on the A119, a short distance from the junction with the main A602 Hertford to Stevenage Road. The location is central in offering Stevenage, Welwyn Garden City, Hertford and Ware connections and therefore the A10, A414, A1M and M25.

Main line rail is available in Hertford offering both Kings Cross and Liverpool Street connections.

DESCRIPTION:

A detached building of single span steel portal frame construction under a pitched insulated roof incorporating light panels. Elevations are of brick/block work and profile sheet metal cladding.

| | | |
|--|---|---------------------|
| Ground floor production warehousing | - | 10,471 sq ft |
| Ground floor office, staff & reception | - | 833 sq ft |
| First floor offices | - | 2,547 sq ft |
| First floor storage | - | 3,022 sq ft |
| Total | - | 16,873 sq ft |

All dimensions and floor areas are approximate.

- * Detached building
- * Palisade fenced and gated site
- * 13' 9"/4.2m eaves (16' 6"/5m to apex)
- * Warm air heating to warehouse in part (untested)
- * Central heating to radiators in offices
- * Fire & security alarms (untested)
- * Toilets and kitchen facilities

TENURE:

Long leasehold. 76 years remaining at the current ground rent of £16,500 per annum exclusive.

TERMS:

For sale with vacant possession or may let on a new lease.

PRICE/RENT:

For sale - £1.25 million, subject to contract only.

To let - £95,000 per annum exclusive.

RATEABLE VALUE:

We are informed upon a rateable value of £56,000 with effect 1 April 2017. Interested parties are advised to verify this information at www.voa.gov.uk.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

VAT:

TBA.

VIEWING:

Strictly by appointment through joint sole appointed agents:

Aaran Forbes

Paul Wallace Commercial

01992 440744

07802 354754

Thomas Upton

Carter Jonas

020 7529 1526

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