Unit 2, Barwick Farm, Barwick Ford, High Cross, Ware, Herts SG11 1DB

STORAGE UNIT TO LET 489 sq ft / 45.40 sq m



£325 + VAT per calendar month
Secure lock-up storage unit
Established storage/business location



www.cokegearing.co.uk

Unit 2, Barwick Farm, Barwick Ford, High Cross, Ware, Herts SG11 1DB

STORAGE TO LET

Location

The premises are located off Gore Lane (Barwick) close to the Ford over the River Rib. The property is rural, yet well located and there are several market towns nearby including Ware (approx. 5.3 miles), Hertford (7.4 miles) and Bishop's Stortford (9 miles). Access is also good to London via the M11 and A10.

Description

- Secure lock-up unit
- Manual roller shutter
- Power within unit
- Parking space
- Access 7am to 6pm 7 days a week
- The roller shutter is 3.5m high x 4.3m wide

Accommodation

Unit measures approximately:

489 sq ft 45.40 sq m

Rent

£325 + VAT per calendar month

Lease Terms

Available for immediate occupation on one- to fiveyear leases.

The ingoing tenant is required to pay £350 + VAT towards the preparation of the lease agreement.





Viewings For further information please contact:

George Warburton: Office: 01279 758758 Mobile: 07957 483057 Email: <u>george@cokegearing.co.uk</u>

Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy. 3) Rents quoted in these particulars maybe subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or otherwise for any loss arising from the use of these particulars and 5) the reference to any plant, machinery, equipment, services, fixures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to their nequirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. April 2019