

TO LET

UNIT 4D GREAT NORTHERN WORKS HARTHAM LANE HERTFORD SG14 1QN



**FLEXIBLE
SHORT-TERM
LEASE AVAILABLE**



RECENTLY BUILT BUSINESS UNIT

Approximately 1,684 sq ft (156.52 sq m)

Please refer to the important notices overleaf

01279 620 200

dww.co.uk

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:

- (i) 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;
- (ii) Derrick Wade Waters Ltd 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 fact or representation or warranty or enter into any contract in relation to the properties in reliance upon them;

- (iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
- (iv) All prices quoted in these particulars may be subject to VAT in addition, and
- (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (vi) All quoting rents, prices and terms are expressed subject to contract;
- (vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters."

DESCRIPTION:

The Property comprises a recently-constructed two-storey business unit. The ground floor, subject to fitting-out, is suitable for storage, light manufacturing, R&D or further offices. It is accessed via a sectional loading door with a further pedestrian access. There is a fitted kitchen and accessible WC. The first floor is fitted as offices including a suspended ceiling with inset lighting and gas-fired central heating to radiators. There is excellent natural daylighting as the space has windows to the front and rear elevations.

Externally, the property benefits from 2 car parking spaces, together with a loading apron.

LOCATION:

The Property is conveniently situated in Hartham Lane on the edge of Hertford town centre and within close proximity to Sainsbury's supermarket. The town centre, which is also within walking distance of the premises, offers a range of retail and leisure activities. Hertford North is within easy walking distance and serves London Moorgate. Hertford is situated just West of the A10 is c.11 miles North of Junction 25 of the M25.

ACCOMMODATION:

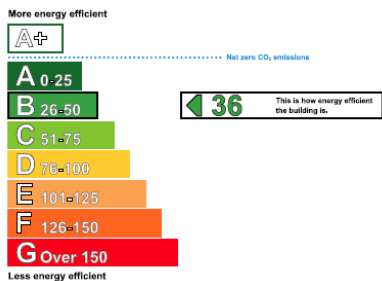
The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:

Ground floor	843 sq ft	78.36 sq m
First floor	841 sq ft	78.16 sq m
TOTAL GIA	1,684 sq ft	156.52 sq m

FEATURES:

- Newly constructed
- Fully-fitted first floor offices
- Lighting and power distribution to ground floor
- 2 x WCs
- Fitted kitchen
- Loading door
- 3m floor-to-ceiling height at ground floor level
- 3 car parking spaces

EPC:



A18067/May-19

IMPORTANT NOTES FOR INTERESTED PARTIES

- *Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority (East Herts Council 01279 655261).
- *Rates. Applicants are referred to the Local Billing Authority (East Herts Council 01279 655261) to satisfy themselves as to their likely rates liability.
- *VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- *Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- *Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- *Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- *Please refer to the misrepresentation clause at the top of this page.

TERMS:

The property is available to let on new full repairing and insuring sub-lease, for a term of years to be agreed.

RENT:

£18,500pa

RATES:

According to The Valuation Office Agency website www.voa.gov.uk, the unit has a Rateable Value of £16,250.

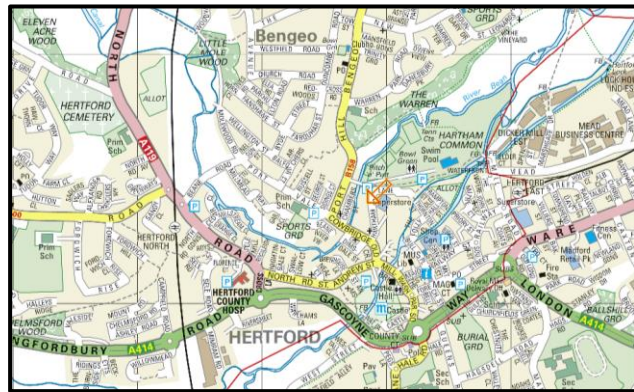
Rate relief is possible depending on personal circumstances. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year and relief.

SERVICE CHARGE:

c.£1,800 per annum

LEGAL COSTS:

Each party to bear their own legal costs incurred in the transaction.



FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the Head Lessor's sole agents:

Derrick Wade Waters
James Issako MRICS **Luke Beeton**
01279 620226 **01279 620221**
ji@dww.co.uk **lab@dww.co.uk**