

**UNIT 4A, GREAT NORTHERN WORKS,
HARTHAM LANE, HERTFORD, SG14 1QN**



**BRAND NEW BUILD INDUSTRIAL
WAREHOUSE & OFFICE UNIT**

**TOWN CENTRE LOCATION - SUIT
TRADE COUNTER STYLE**

1,686 SQ FT

TO LET

LOCATION:

Great Northern Works is accessed just off of Cowbridge opposite the McMullen Brewery complex and Sainsbury superstore in central Hertford.

Hertford town centre offers a full range of retail, banking and restaurant facilities. Both Hertford North and Hertford East main line rail stations are each within a short walking distance offering London Kings Cross and London Liverpool Street services.

The A414 dual carriageway connects with the A10 London to Cambridge trunk road within approximately 2 miles distance and further eastward connections to Harlow and Stansted Airport and westward to the A1, Welwyn Garden City and Hatfield.

DESCRIPTION:

Unit 4a is an industrial warehouse and office building and forms part of a brand new build small town centre scheme.

The building is arranged equally over the ground and first floor with the former having a roller shutter access point and left open for storage purposes whilst the first floor is entirely fitted to a light and bright open plan office format.

Each floor measures approximately 27' 9" width by 30' 4" depth.

Ground floor	-	843 sq ft
First floor	-	843 sq ft
Total	-	1,686 sq ft

All dimensions and floor areas are approximate.

- * Ground floor roller shutter access point
- * Separate male and female WC's (disabled at ground floor)
- * Wired for data and communications (untested)
- * Single phase power
- * Gas fired central heating serving radiators to offices
- * Sealed unit upvc double glazed window units
- * Perimeter trunking to offices
- * Suspended ceilings with inset lighting
- * Floor coverings
- * Fire alarms (untested)
- * Allocated car parking

TERMS:

To let on a new lease for a term to be agreed.

RENTAL:

£17,500 per annum exclusive.

RATEABLE VALUE:

To be assessed.

SERVICE CHARGE:

Approximately £135.00 per month for the 2018/2019 year.

LEGAL COSTS:

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

VAT:

TBA.

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

C4578



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