

Tel: 01992 586505 Fax: 01992 586045

Website: www.david-perkins.co.uk

David
PERKINS
Chartered Surveyors

COMMERCIAL PROPERTY CONSULTANTS

27 Railway Street, Hertford
Hertfordshire SG14 1BA

2,393 sq ft Business Unit

To Let

or 4,813 sq ft
including Adjoining Unit.

**Unit 13,
Mead Business Centre,
Mead Lane,
Hertford,
Herts.**



Accommodation:

Entrance door into entrance lobby with radiator, 2 toilets, one fitted out for use by less able-bodied persons. Stairs to first Floor mezzanine offices, door into ground floor area with viewing panel in partition wall. Suspended ceiling, recessed and surface mounted strip lighting, sockets, entry phone, security bars on the window, under stairs storage cupboard. Folding loading door. Overall, the ground floor area is 38'8 x 31'3, providing a gross internal area of approximately 1,208 sq ft.

The first floor mezzanine has a gross internal area of approximately 1,185 sq ft and has been divided to provide a main area, 2 offices (12'3, max x 7'10 & 13'10 x 8'11) storage area 18' x 15'4 with glazing panel to main area and a kitchen 5'8 x 10'6 with a sink unit and cupboards. There is a suspended ceiling with recessed lighting, window blinds, electrical and phone sockets throughout, carpeting, entry phone, a Daikin Skyair unit.

Three designated car parking spaces outside the unit plus ample communal parking.

Rent:

A new lease to be granted. Asking rental £12,000 (VAT will be applicable.)

Service Charge:

To be advised.

Rates:

The Standard UBR for 2009/10 is 48.5p in the £ and the 2005 RV assessment is listed as £15,500, the 2010 RV is listed as £17,250. **(These are not the rates payable, the rates payable will be less, calculated using the UBR multiplier).** However phasing arrangements (upwards/downwards) and small business rate relief may apply and should be checked with the local authority, 01279 655261

Legal Costs:

Each party is responsible for their own costs.

010310285p.

Misrepresentation Clause

David Perkins Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that: (1) The particulars are produced in good faith and as a general guide only, they do not constitute the whole or any part of an offer or contract. (2) No person in the employment of David Perkins Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property. (3) Prices, rents and other charges are exclusive of any VAT which may be payable. (4) The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein cannot be guaranteed, prospective purchasers or tenants must not rely on them as statements or representations of fact but must satisfy themselves as to their accuracy. (5) Any apparatus, equipment, fitting or service referred to has not been tested so we cannot verify it is in working order. The prospective purchaser or tenant is advised to obtain verification from their solicitor or surveyor.