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David  
**PERKINS**  
Chartered Surveyors

COMMERCIAL PROPERTY CONSULTANTS

27 Railway Street, Hertford  
Hertfordshire SG14 1BA

**2,420 sq ft Business Unit**

**To Let or For Sale**

**or 4,813 sq ft to let  
including Adjoining Unit**

**Unit 12,  
Mead Business Centre,  
Mead Lane,  
Hertford,  
Herts.**



### **Accommodation:**

Recessed entrance door into lobby, toilet, fitted out for use by less able-bodied persons, wall mounted gas boiler with cylinder, serving central heating through radiators. Stairs to first floor mezzanine offices, door into ground floor area, divided to form main area store room, 15'6 x 6'5, store room 11'2 x 9'3, leading through to reception area with counter. Suspended ceiling, strip lighting and sockets. Overall, the ground floor area is 38'8 x 31'3, providing a gross internal area of approximately 1,210 sq ft.

The first floor mezzanine has a gross internal area of 1,210 sq ft and has been divided to provide a main area of 20'8 x 27'3 max and 4 further rooms, measuring 27' x 11'3, 10'11 x 7'6 and 10'5 x 11'4 and 11'8 x 10'5. Suspended ceiling, lighting, electrical sockets, air conditioning, w.c..

Three designated parking spaces outside the unit plus communal parking.

### **Amenities:**

\*Modern Unit \*allocated parking spaces \*communal car parking \*air conditioning \*fitted out as offices and work rooms \*8'9 to underside of suspended ceiling on ground floor.

### **Terms:**

A new lease to be granted for a term to be agreed at a commencing rental of £12,000 per annum exclusive or For Sale.

### **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 £10,500 and 2010 RV assessment is listed as £12,250. **(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

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#### **Misrepresentation Clause**

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