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COMMERCIAL PROPERTY CONSULTANTS

27 Railway Street, Hertford  
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## 2,588 sq ft Unit To Let Opposite Sainsbury's Site

**7a/b, Gt. Northern Works  
Hartham Lane,  
Hertford,  
Herts.**



### **Premises:**

The property is located on a small industrial estate to the north of the town centre opposite the site of the proposed Sainsbury's store. The building is of steel frame construction with Blockwork inner walls, lined roof with translucent roof panels.

### **Accommodation:**

Front personnel entrance door into lobby, door into industrial area, stairs to first floor offices. The industrial area has overall dimensions of 58'8 x 30', providing approximately 1,760 sq ft. gross internal, toilet. The building has a monopitched roof with an eaves height of approximately 15', with 12' high steel roller shutter door to the front.

The first floor offices have overall dimensions of 14' x 59'2 providing a gross internal area of 828 sq ft. There is a lobby, toilet with low-level w.c. and hand basin. A front office measuring 10'7 x 19'9. The rear office is 39'5 x 14' with windows on two elevations.

### **Amenities:**

\*15' eaves height \*Three phase power \*7 Car parking spaces

### **Terms:**

A new lease to be granted for a term to be agreed at a rent of £10,352 pax.

### **Rates:**

The Standard UBR for 2011/12 is 43.3p in the £. and the 2010 RV assessment is listed as £15,750. **(These are not the rates payable, the rates payable will be less, calculated using the UBR multiplier).**

### **Legal Costs:**

Each party is responsible for their own costs.

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#### **Misrepresentation Clause**

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