

5,693 sq ft Industrial Premises Plus Offices To Let in Whole or Part

**Units 2 & 6,
Great Northern Works,
Hartham Lane,
Hertford,
Herts.**



Premises:

Front and rear sections and an adjacent open fronted store area currently in use for timber storage.

Accommodation:

Glazed entrance door, sliding main access door and double opening part glazed doors to front section - 56'1 x 30'4, 6' wide x 6'10 high access door and 8'7 high x 10' access door, 8'7 to underside of beams, stairs to landing, off of which there are two offices, kitchen and toilet facilities.

The front section leads through to the mid section, approximately 37'7 x 24'10, with 8'8 height and gross internal area of approximately 934 sq ft including toilet facilities. Access through to rear section, approximately 41'4 x 31'2, 7'8 height providing a gross internal area of approximately 1,289 sq ft, two works offices, access door 8'7 high x 9'1 opening, stair access to mezzanine, work area approximately 40'9 x 14'9, measured to a 5' height, providing a further 605 sq ft. Access through first floor level to additional rear area 15'5 x 37'7 providing Mess Room, storage, w.c. and kitchen facilities (581 sqft). On the ground floor there is a similar additional area.

Amenities:

*Strip lighting *concrete floor *gas fired floor mounted warm air blowers
*Rear to let separately * Open fronted store building also available

Terms:

A new lease to be granted on the whole or part of the premises on a short term basis outside the provisions of the Landlord & Tenant Act 1954 relating to security of tenure.

Rental:

£3.50 per sq ft per annum exclusive

Rates:

The Standard UBR for 2009/10 is 48.5p in the £. and the 2005 RV assessment is listed as £22,000.

Viewing:

By appointment only