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COMMERCIAL PROPERTY CONSULTANTS

27 Railway Street, Hertford
Hertfordshire SG14 1BA

1,251 sq ft Unit with Offices To Let

Opposite Sainsbury's site

(Adjacent similar sized unit also available)

Unit 9c (and Unit 9b)
Great Northern Works,
Hartham Lane,
Hertford,
Herts.



Premises:

Modern brick clad industrial unit with pitched roof, loading door and separate personnel door with offices at first floor level, located close to town centre and opposite proposed Sainsbury's.

Accommodation:

Ground floor gross area provides approx. 864 sq ft, 29' x 29'9". The production area being 25'2" x 29'9", with a height of approx. 9'7" to the underside of first floor beam, eaves height 12' and 11'3" to underside of first floor offices. There is a 13'4" high and 9' wide roller shutter door, toilet, understair storage area, door to entrance lobby, door to outside and to stairs to first floor offices, approximately 29'9" max x 14'3" max. Velux roof lights, window overlooking production area.

Amenities:

*Concrete ground floor, *blockwork inner walls, *roller shutter loading door, *3 car parking spaces *first floor offices, *gas and electric heating.
*strip lighting

Terms:

New lease to be granted for a term to be agreed at a rental of £4 per sqft pax

Rates:

The Standard UBR for 2011/12 is 43.3p in the £. Unit 9c 2010 RV assessment is listed as £7,800. **(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.

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