

TO LET – LIGHT INDUSTRIAL UNIT



Unit 1, Warrenwood Industrial Estate, Stapleford, Hertford, Hertfordshire, SG14 3NU

864 Sq. Ft (80.27 Sq. M)

£11,000 per annum exclusive

- Self-contained unit of a rarely available size
- Qualifies for small business rates relief
- No VAT on rent
- Suitable for a variety of uses within Use Class E

Location:

Situated within Warrenwood Industrial Estate located on the west side of the A199 High Road which links directly with the A602 to Stevenage to the North (connecting with the A1M) and Hertford and Ware to the South (connecting with the A10 and the M25). The nearest overground station is Hertford North (2.5 miles approx.).

Description:

Light industrial unit of concrete frame and panel construction with a pitched and profile metal clad roof. The property benefits from 3- phase power supply, surface mounted fluorescent lighting, 2.56m (H) x 3.05 m (W) manual concertina sliding door, partitioned office and W/C, and wall-mounted electric blower heaters. There is 1 allocated parking space within the estate.

Terms:

Available by way of a new full repairing and insuring lease for a term to be agreed at **£11,000 per annum exclusive**

Business Rates:

From enquires we understand the rateable value as of 1st April 2023 to be £5,800 giving a rates payable in the order of £2,895 per annum*.

***The property would qualify for 100% small business rates relief – interested parties are urged to contact the Local Authority for further information.**

Accommodation:

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition on a gross internal basis (GIA).

Accommodation	Sq. Ft	Sq. M
Light Industrial Unit	864	80.32

Areas quoted are approximate and should not be held as 100% accurate.

VAT:

The property is **not** currently elected for VAT and therefore, **not** payable on the rent.

EPC:

To be confirmed.

Viewings:

For viewings and further information please contact the sole agents:

Chris Richards

07983 775684

chris.richards@kirkbydiamond.co.uk

Matthew Bowen

01727 222 181

matthew.bowen@kirkbydiamond.co.uk



DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP