

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA
Tel: 01920 469211 www.witherstthomas.co.uk

1,742 SQ FT (162 SQ M) LIGHT INDUSTRIAL/STORAGE UNITS **(MAY DIVIDE)**

TO LET

WAGGONERS YARD, BALDOCK STREET, WARE, HERTS



LOCATION

These units are located in Waggoners Yard, Ware, just off Baldock Street and close to its junction with Watton Road. Ware itself is by-passed to the west by the A10 London to Cambridge north-south route, and to the south by the A414 east-west route.

ACCOMMODATION

Unit 1

11'9" x 12'9" (3.5m x 3.8m) and 9' x 5' (2.7m x 1.5m) with w.c. off; light, heating and power.

Unit 2

Entrance lobby 11'6" x 14'9" max (3.5m x 4.5m) with W.C. off
Office 1: 10' x 9' (3m x 2.7m)
Office 2/Workshop: 16'9" x 19' (5.1m x 5.8m)

Unit 3

Workshop/Office 1: 19'9" x 19'3" (6m x 5.8m) with W.C. off
Workshop/Office 2: 22'6" x 15'3" (6.8m x 4.6m)
Workshop/Office 3: 11'3" x 15' (3.4m x 4.5m)
Store 1: 7'3" x 3'6" (2.2m x 1m)
Store 2: 7'3" x 7'6" (2.2m x 2.2m)

Partners: A.K.Thomas, C.A.Thomas, A.R.Thomas.

Messrs. Withers Thomas for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Withers Thomas has any authority to make or give representation or warranty whatsoever in relation to this property.

The units benefit from private parking.

TERMS

This property is available To Let on a new Lease, length to be agreed, with one quarter's rental deposit and rent paid quarterly in advance.

RENTAL

£15,500 p.a. with rental payments made quarterly in advance with one quarters rental deposit.

RATEABLE VALUE

The rateable value is £13,750 (to April 2023) but interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

All parties' legal expenses to be paid by the ingoing tenant(s).

VIEWING

Strictly by appointment only through:

**WITHERS THOMAS
CHEQUERS HOUSE
WATTON ROAD
WARE
HERTS, SG12 0AA
TEL: (01920) 469211**

Folio No. 1/828C



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