

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
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**16,746 SQ FT (1,555.7 SQ M) MODERN
WAREHOUSE/INDUSTRIAL BUILDING WITH OFFICES ON
SELF CONTAINED SITE – AMPLE PARKING**

FOR SALE (LONG LEASEHOLD)

**WARRENWOOD INDUSTRIAL ESTATE,
STAPLEFORD, HERTFORD, HERTS**



LOCATION

The building is situated on the Warrenwood Industrial Estate in Stapleford just north of Hertford off the A602 Hertford to Stevenage road. The A10 Great Cambridge Road, A414 and A1(M) are therefore readily accessible. Hertford North Station (Moorgate and Stevenage line) is within a short driving distance. The building forms part of a small industrial estate adjoining Stapleford in a pleasant rural setting.

ACCOMMODATION

The property comprises a modern detached single two storey building of steel frame construction on a self-contained site with secure steel palisade fencing around the perimeter.

The building is arranged internally as a single storey factory/warehouse area benefitting from oil fired space heating, fluorescent lighting, and 3 phase electricity. Adjoining this area is a two storey addition providing additional ground floor storage/production space with space heating and fluorescent lighting

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 and 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.

together with kitchen and staff room, testing/laboratory area, male and female w.c.'s and shower. At first floor there is further storage/production space with fluorescent lighting and modern office accommodation providing four large open plan offices with tea point, male and female w.c.'s and storage rooms.

AMENITIES:

Industrial/warehouse area

Eaves height 4.2m (5.06m to apex)
 Gas space heating
 3 phase electricity
 Clear span steel portal frame
 Fluorescent lighting
 Roller shutter loading door
 Male & female w.c.'s
 Kitchen/staff area
 Testing area

Offices

Central heating
 Suspended ceilings
 Recessed lighting
 Data points
 ISDN lines
 Kitchen
 Male & female w.c.'s
 Carpets

Industrial/warehouse	7,578 sq ft	704m ²
Additional storage/production space incorporating staff room, w.c.'s, laboratory, reception	4,370 sq ft	406m ²
First floor offices	1,783 sq ft	165.71m ²
First floor production/storage space	3,015 sq ft	280m ²
Ample Parking		
<u>Total gross internal area</u>	<u>16,746 sq ft</u>	<u>1,555.7m²</u>

TERMS

This property is available, For Sale (long leasehold) with Vacant possession.

PRICE

£1,200,000 (The property is owned by Warrenwood Properties Limited. A purchase of this company would lessen purchaser acquisition costs).

GROUND LEASE

The property is held on an existing ground lease of 99 years from 2nd December 1996 and a passing rental of £16,500pa (set in 2016).

RATEABLE VALUE

The rateable value is £56,000 but interested parties' are advised to make their own enquiries with the local authority.

LEGAL COSTS

Parties' to cover their own legal costs.

VIEWING

Strictly by appointment only through:
WITHERS THOMAS TEL: (01920) 469211
Folio No. 1/24AI

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

