

# Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS  
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## MULTI-LET INDUSTRIAL SITE

## FOR SALE ON GROUND LEASE BASIS

## WARRENWOOD INDUSTRIAL ESTATE, STAPLEFORD, HERTFORD, HERTS



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

Building Surveyor: M Guendour BSc(Hons).

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.

**GENERAL**

This site at Warrenwood Industrial Estate, Stapleford, comprises approximately 0.75 acre of former railway goods yard on which are constructed approximately 14 various warehouse, workshop and office units amounting in all to approximately 11,150 sq ft (1035.8sq.m) with surplus storage land of 2235 sq ft (207.6sq.m). In addition, there is an optional British Rail compound to the rear of approximately 0.25 acre at a rental of £4,000 per annum.

This site is situated at Unit 4, Warrenwood Industrial Estate, a former railway sidings yard 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.

**DESCRIPTION**

The properties are variously constructed of blockwork, brickwork and profile metal sheet walls under a variety of roofing materials mainly with concrete floors and various accesses from personnel doors to roller shutters.

**TENANCIES**

There are a variety of tenancies in place, largely informal, to a number of different tenants and currently producing a rental income of £58,000 per annum, with a potential to increase to circa £68,000. In addition, there is a British Rail goods yard to the rear of approximately 0.25 acre available on a separate rental at £4,000 per annum.

**TENURE**

The whole is held on a Ground Lease from East Herts District Council with a current ground rent of £22,500 per annum.

**TERMS**

This Ground Rental interest is offered For Sale at a premium figure of £275,000.

**LEGAL COSTS**

Parties to cover their own costs.

**VIEWING**

Strictly by appointment only through:  
**WITHERS THOMAS      TEL: (01920) 469211**

**Folio No. 1/24AH**

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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