

“The Region’s New Active Commercial Agent”

TO LET

FIRST FLOOR INDUSTRIAL/OFFICE/CALL CENTRE

211.08 SQ M (2,272 SQ FT)



**1 MIMRAM ROAD
HERTFORD
HERTS
SG14 1NN**

See important notice overleaf

01438 816396

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1 MIMRAM ROAD, HERTFORD, HERTS SG14 1NN

DESCRIPTION & SITUATION The county town of Hertford is located in a highly accessible position at the intersection of the A414 and the A10 dual carriageway. The M25 is approximately 8 miles to the south at Junction 25 (Waltham Cross) and the A414 provides fast east west links to the A1(M) at Hatfield and the M11 at Harlow. Hertford provides a very attractive historic setting. The town has two railway stations with services to London Kings Cross and Liverpool Street.

The property occupies a prominent location in Mimram Road close to its junction with Hertingfordbury Road which is the main approach into the town from the A1(M) and Hatfield/Welwyn Garden City to the west. Access to Mimram Road is from Hertingfordbury Road close to the Esso Petrol Station.

The premises comprise mainly open plan accommodation on the first floor with a number of partitioned offices which can be removed if required.

FEATURES

- SIX CAR PARKING SPACES**
- DOUBLE GLAZING**
- MALE AND FEMALE WC'S**
- LOADING CRANE**

FLOOR AREAS Floor areas are based on a gross internal area and is approximate only.

	(sq m)	sq ft
	211.08 sq m	2,272 sq ft
Total Gross Area	211.08 sq m	2,272 sq ft

TERMS The property is to be let on a new lease for a term to be agreed.

RENT £13,000 per annum exclusive

RATES To be advised.

LEGAL COSTS Each party to pay their own legal costs

VIEWING Strictly by appointment through joint sole agents

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Important Notice

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