



**MODERN WAREHOUSE / TRADE COUNTER PREMISES**  
**6,056 SQ FT**

**Rent: £90,000 p.a.**

**Unit 15  
Merchant Drive  
Mead Lane  
Hertford  
Hertfordshire  
SG13 7AY**

- Next to Howdens, Screwfix and Toolstation
- Clear span portal frame
- Excellent loading and external circulation
- Fully fitted first floor offices
- 12 parking spaces
- Newly refurbished

# UNIT 15 , MERCHANT DRIVE, MEAD LANE, HERTFORD, HERTFORDSHIRE, SG13 7AY

## LOCATION

The County Town of Hertford is strategically located in the trunk road network approximately 20 miles north of Central London. It adjoins the A10 dual carriageway which links to the M25 at Junction 25 approximately 8 miles to the south at Waltham Cross. The A414 dual carriageway provides a fast east-west link between the M11 at Harlow and the M1 Hemel Hempstead.

Hertford has two separate railway services with Hertford North providing links to Kings Cross and Moorgate and Hertford East to Liverpool Street.

Major commercial centres within easy access include Hatfield, Welwyn Garden City, Stevenage, Ware, Harlow and Hoddesdon.

Access is from Ware Road adjoining the Tesco Supermarket and Hertford East station.

## ACCOMMODATION

The property forms part of a modern development of factory / warehouse / trade counter units situated within Hertford's principal commercial and industrial area. Nearby occupiers include Howdens, Screwfix and Toolstation, reflecting the estate's established trade counter location.

Unit 15 is constructed around a clear span steel portal frame providing an eaves height of approx 5.6m. The front elevation comprises brickwork to approx. 2m with vertical profile cladding above, incorporating a full-height loading door together with double glazed windows at both ground and first floor levels.

At the front there is a dedicated loading and unloading area together with 12 allocated parking spaces, with the ability to double park directly in front of the loading door if required.

The warehouse / production area benefits from high-bay LED lighting, three phase power and a newly painted floor finish.

First floor office accommodation, including a tea point, is positioned above the main entrance, while male and female WC facilities are located at ground floor level beneath the offices.

Features include:

- \* Clear span steel portal frame construction
- \* First floor office accommodation
- \* High bay LED lighting and three phase power
- \* Dedicated loading area and 12 parking spaces
- \* Newly refurbished

FLOOR AREAS (approx. GIA)	Sq Ft
Warehouse	5,199
First Floor Office	857
<b>TOTAL</b>	<b>6,056</b>

## TERMS

The property is available to let on a new lease for a term to be agreed. Rent £90,000 per annum plus VAT.

## BUSINESS RATES

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment from 01/04/2026 £81,500.

Rates payable 48% for the y/e 31/03/2027.

## EPC

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**Notes:** Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition). The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

**Davies**  
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