

OFFICE

**BUSINESS
SPACE
AGENCY**



TO LET



NETHERFIELD LANE, STANSTEAD ABBOTTS, WARE, HERTFORDSHIRE SG12 8HE

**19,222 SQ FT (1,786 SQ M)
OFFICES AND WAREHOUSE /
INDUSTRIAL PREMISES**

- **CENTRAL HEATING TO OFFICES**
- **28 ONSITE CAR PARKING SPACES**
- **ATTRACTIVE RURAL LOCATION**

LOCATION

The premises are situated on the east side of Netherfield Lane just south of its junction with Roydon Road (B181) just south east of Stanstead Abbots. The A10/A414 intersection is approximately 2 miles to the west and Roydon Station (to central London) is 1.8 miles from the property.

DESCRIPTION

The premises comprise a two storey 1970's built office building with an adjoining warehouse/industrial component arranged in two single storey units.

The offices are arranged to provide a variety of partitioned cellular offices, kitchen and staff facilities with integral access to the industrial units which are of concrete frame construction under an asbestos cement sheet clad roof with vehicular access via gated loading area.

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ACCOMMODATION

The premises provide the following gross internal floor areas;

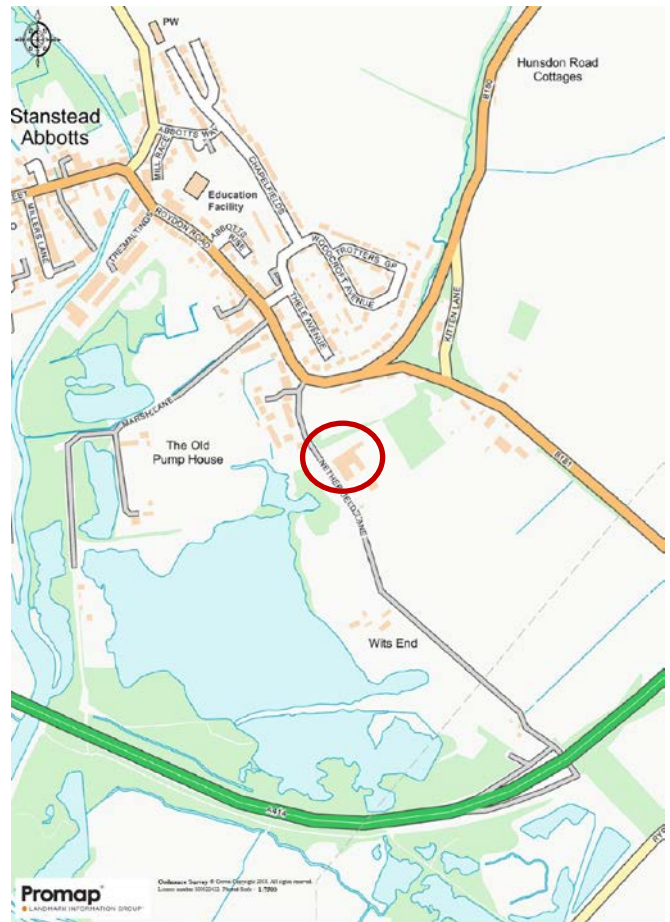
FLOOR	SQ FT	SQ M
Ground Floor Offices	6,518	606
Single Storey Industrial	7,496	696
First Floor Offices	5,208	484
TOTAL	19,222	1,786

TERMS

The premises are available to let on a new lease for a term to be agreed at a rent of £153,000 per annum (£7.95 per sq ft).

RATEABLE VALUE

Rateable value to be assessed separately for the demised units.



ENERGY PERFORMANCE CERTIFICATE

Certificate Reference Number: 0499-2910-7430-2100-5303
Rating: G - 187

CONTACT

For further details on these and many other available properties please contact:



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January 2018

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