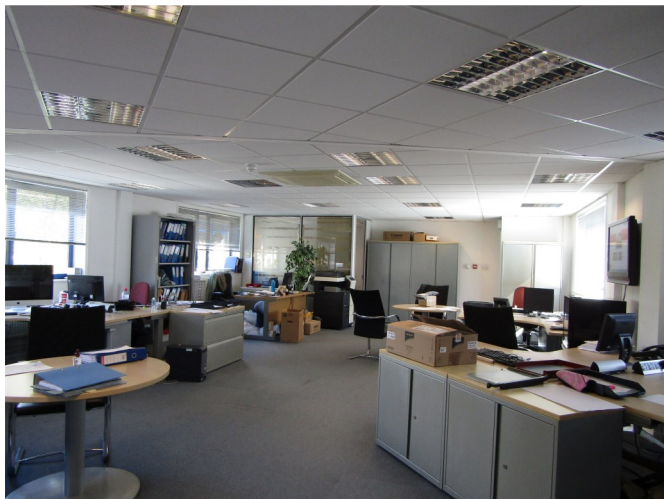


**1 CRANE MEAD BUSINESS PARK,  
VIADUCT ROAD, WARE, SG12 9PZ**



**A MODERN FLEXIBLE USAGE  
DETACHED COMMERCIAL  
BUILDING**

**2,452 SQ FT**

**TO LET - NEW LEASE**

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## LOCATION:

The building stands at the entrance point to the Crane Mead Business Park which offers a range of 20 office/mid tech and industrial warehousing buildings close to the long established Marsh Lane industrial area wherein occupiers include Britannia Tusons, Arriva and Wood Bros. Both Glaxo Smith Klein and Herts Regional College are at either end of the High Street.

There is direct access out onto the A1170 London/Viaduct Road from where both the A414 and A10 are accessed within approximately 1 miles further distance via either the High Street or Amwell. The A10 London to Cambridge trunk road connects with junction 25 of the M25 approximately 10 miles to the south whilst the A414 provides eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

Ware town centre is within an approximate 5 minutes walk offering a full range of retail, banking and restaurant facilities. The rail network is within a similar walking distance providing a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

## DESCRIPTION:

The Business Park was developed in 2002 to comprise a mix of small light industrial production and two storey hi-tech office and business buildings.

Building 1 has a triple aspect at the front most entry point to the estate and is currently laid out so as to provide a ground floor commercial work space with fully fitted offices/showroom to a good specification at first floor level.

Each floor is capable of entirely open plan usage all be it the ground floor is currently divided to provide a reception and meeting area whilst the first floor has glazed partitioning to one end creating two separate rooms.

There are separate male and female toilets and a kitchen at ground floor level.

Ground floor	-	1,236 sq ft
First floor	-	1,216 sq ft
<b>Total</b>	-	<b>2,452 sq ft</b>

All dimensions and floor areas are approximate.

- \* Gas fired central heating serving radiators throughout
- \* Air conditioning to first floor offices
- \* 10' 6" to underside of first floor slab
- \* Ground floor reception
- \* Separate male and female toilets plus one disabled
- \* Kitchen
- \* Fire & security alarms (untested)
- \* Properly allocated car parking

The first floor offices include air conditioning, carpeting, window blinds, perimeter trunking and demountable glazed partitioning.



<b>TERMS:</b>	To let on a new lease.
<b>RENT:</b>	£30,000 per annum exclusive.
<b>VAT:</b>	Applicable.
<b>SERVICE CHARGE:</b>	TBA.
<b>RATEABLE VALUE:</b>	We are informed upon a rateable value of £23,500 with effect 1 April 2017. Interested parties are advised to verify this information at <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> .
<b>LEGAL COSTS:</b>	Each party are to be responsible for their own legal costs.
<b>VIEWING:</b>	Strictly by appointment through Aaran Forbes ( <a href="mailto:aaran@pwco.biz">aaran@pwco.biz</a> ) or Tracey Gidley ( <a href="mailto:tracey@pwco.biz">tracey@pwco.biz</a> ) on 01992 440744.

**C4718**

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