



AGENCY

OFFICE

**CRANE MEAD
WARE,
HERTFORDSHIRE
SG12**

DESCRIPTION

Crane Mead development comprises a mixed use commercial and residential scheme with commercial spaces predominately at ground floor level. The units will be provided as a shell and core condition ready for an occupier to fit out and will be available individually or combined.

LOCATION

Crane Mead development is situated to the east of Ware town centre, lying in between Crane Mead Road and the River Lea. Ware train station sits adjacent to the development just 0.2 miles away offers a London Liverpool Street service via Tottenham Hale. Ware town centre is a short 7 minute walk away which offer a full range leisure amenities.

Ware offers great transport links, with multiple access points onto the A10 which connects with junction 25 of the M25 to the south and the M11 to the north. Access to the A414 east west route can be gained via the A1170 Amwell Road which runs through the Ware town centre.

ACCOMMODATION

Floors /Units	Size
Block 1 and 2 GF	6,265 sq ft
Block 3 GF	1,227 sq ft
Block 5 GF	1,572 sq ft
Block 6 GF	4,510 sq ft
Block 7 GF	2,045 sq ft
Block 7 1st Flr	2,099 sq ft
Block 7 2nd Flr	2,099 sq ft

Total 19,817 sq ft

PRE-LET OFFICE OPPORTUNITIES



TENURE	LEASEHOLD	
SIZE	19,817 SQ FT	EPC TBC

ADDITIONAL INFORMATION

Terms: Available by way of a new lease direct from the landlord for a term to be agreed.

Rent: POA

Rating: Interested parties are requested to make their own inquiries as to the Rateable Value of the property with the local council.

KEY FEATURES

- ▶ Shell and Core
- ▶ Units will be ready for occupation fit-out mid to late 2019

**FOR FURTHER INFORMATION
GEORGE ROSSER**

0207 338 4265

george.rosser@bnpparibas.com

LOUISE WILLIAMS

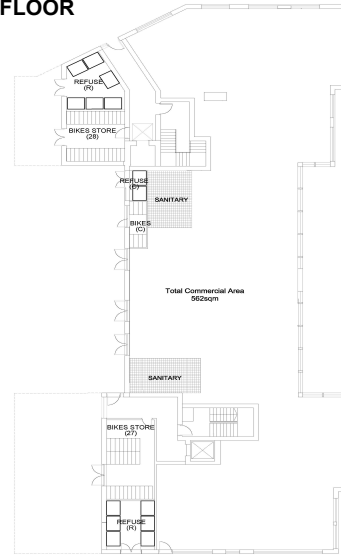
0207 338 4231

louise.williams@bnpparibas.com

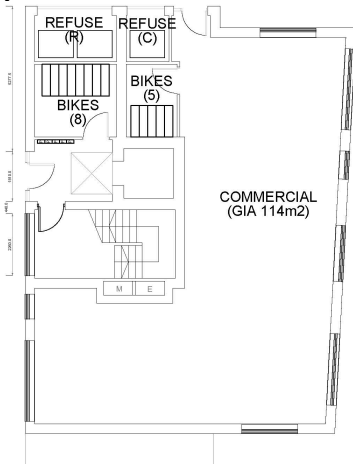
SITE PLAN



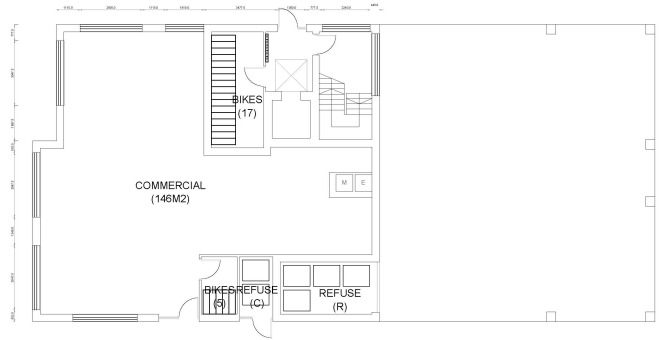
BLOCK 1 GROUND FLOOR



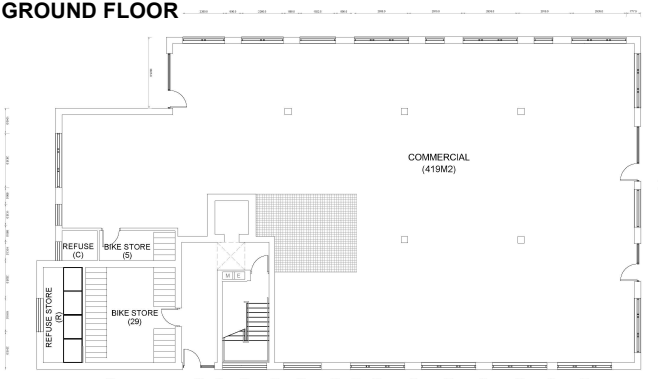
BLOCK 3 GROUND FLOOR



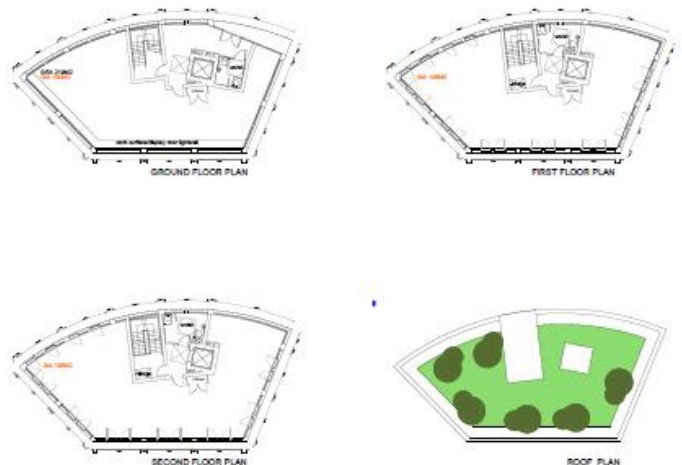
BLOCK 5 GROUND FLOOR



BLOCK 6 GROUND FLOOR



BLOCK 7



Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2016.

