



**Plot 2, Warrenwood Industrial Estate  
High Road, Stapleford  
Hertfordshire  
SG14 3NU**

Largest detached industrial unit on the estate with office accommodation and staff welfare facilities.

- Fenced and secure
- Car parking
- Loading door
- Three phase power

## LOCATION

Plot 2 is the largest detached industrial unit on Warrenwood Industrial Estate, located in Stapleford, a 5 minute drive north of Hertford.

The premises are situated on the west side of the A199 High Road which links directly with the A602 to Stevenage to the north (15 minutes drive) and Hertford and Ware to the south (connecting with the A10 and the M25).

Hertford North rail station is a 5 drive minute away with direct rail connections to London terminals, including Finsbury park in under 35 minutes.

## DESCRIPTION

The site comprises a detached industrial unit with a mezzanine which forms part of the office accommodation and storage.

The unit is of a steel portal frame construction with brick and steel profile elevations under and insulated clad roof. The property benefits from a fully fenced and secure yard are of 3,800 sq ft; car parking for 14 vehicles; 4.55m eaves; steel roller shutter door (measuring 5.97m h x 3.87m w); 3 phase power; staff welfare facilities and toilets.

## BUSINESS RATES

The 2017 Rateable Value has been published as follows:

Plot 2 Warrenwood Industrial Estate: £56,000

Interested parties are advised to make their own enquires through East Hertfordshire District Council who can be contacted on 01279 655 261.

## ACCOMMODATION

The property has been measured on a Gross Internal Area basis:

| ACCOMMODATION                                    | Sq Ft  | Sq M     |
|--|--------|----------|
| Ground floor warehouse including kitchen and WCs | 11,062 | 1,027.71 |
| First floor offices including WCs                | 2,023  | 188.02   |
| First floor storage space                        | 3,153  | 292.93   |
| TOTAL  | 16,238 | 1,508.66 |

## TERM

The landlord is looking to sell the company Warren Wood Properties Limited which owns the long leasehold interest of Plot 2. The lease has 76 years remaining, expiring 1st December 2095. This arrangement benefits from 1% stamp duty (instead of the standard 5%).

The quoting price is £1,250,000.

Plot 2 has a ground rent of £16,500 per annum, which is calculated based on open market value storage land. Ground rent reviews are every 5 years, the last one being in 2016.

The landlord would consider letting the premises by way of a new fully repairing and insuring lease with terms to be agreed.

## VAT

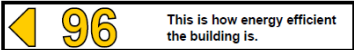
The property is not VAT elected.

## PLANNING

Planning consent for B2 and B8 under the use class order 1987 as amended by the Town and County Planning Act 1990.

Interested parties are advised to make their own enquiries with East Hertfordshire District Council to ascertain if the specific usage is suitable for the unit.

## EPC



Further details can be made available upon request.

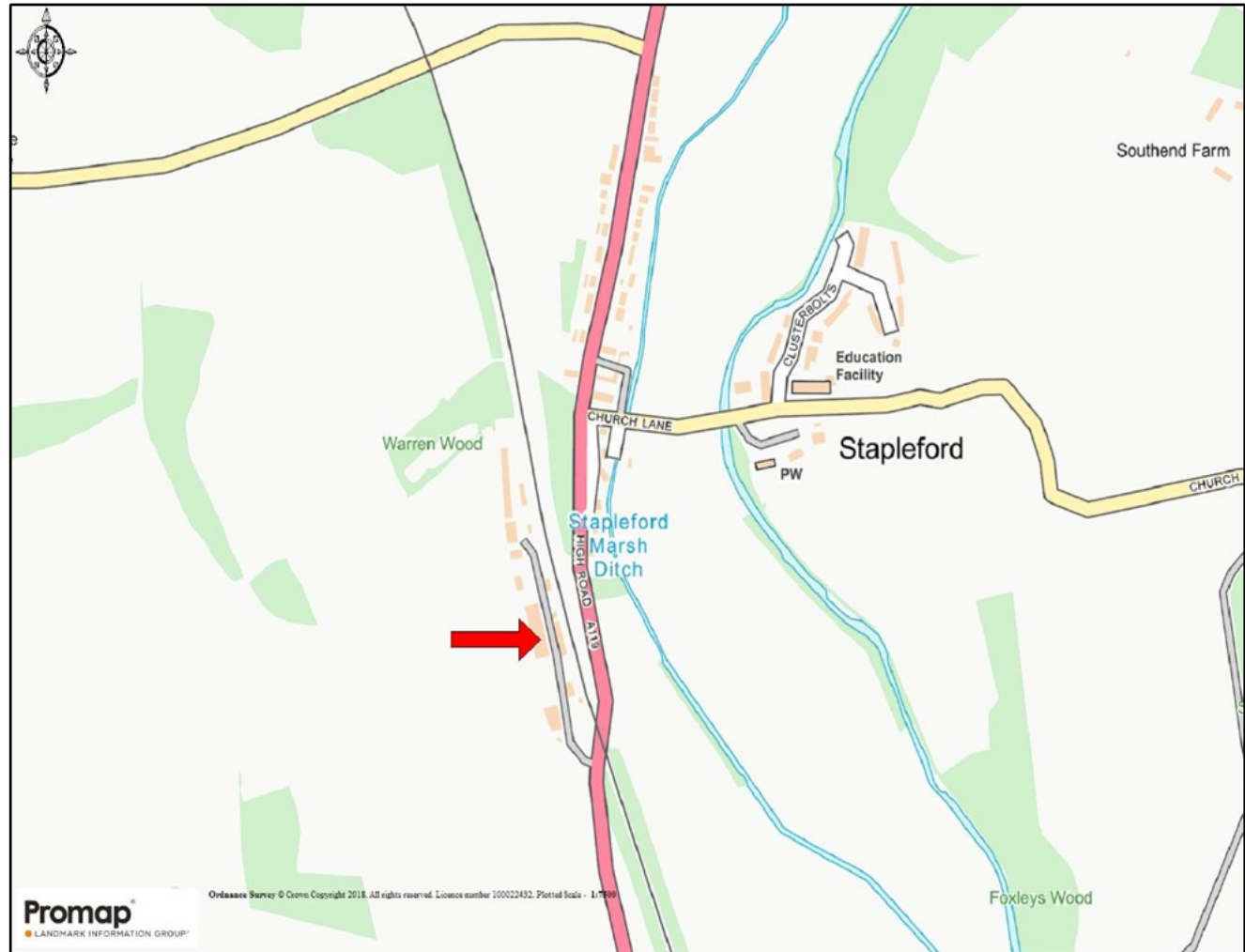
## LEGAL COSTS

Each party are responsible for their own legal costs in connection with the transaction.



SUBJECT TO CONTRACT





## Viewing strictly by appointment through Carter Jonas or our Joint Agent

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## IMPORTANT INFORMATION

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