

AITCHISON RAFFETY



- Rare freehold opportunity in Hertford
- Detached mixed use warehouse / office building
- Prominent main road frontage
- Secure yard and parking
- Office fitted with Cat V cabling and air conditioning
- Price: £1,100,000 + VAT

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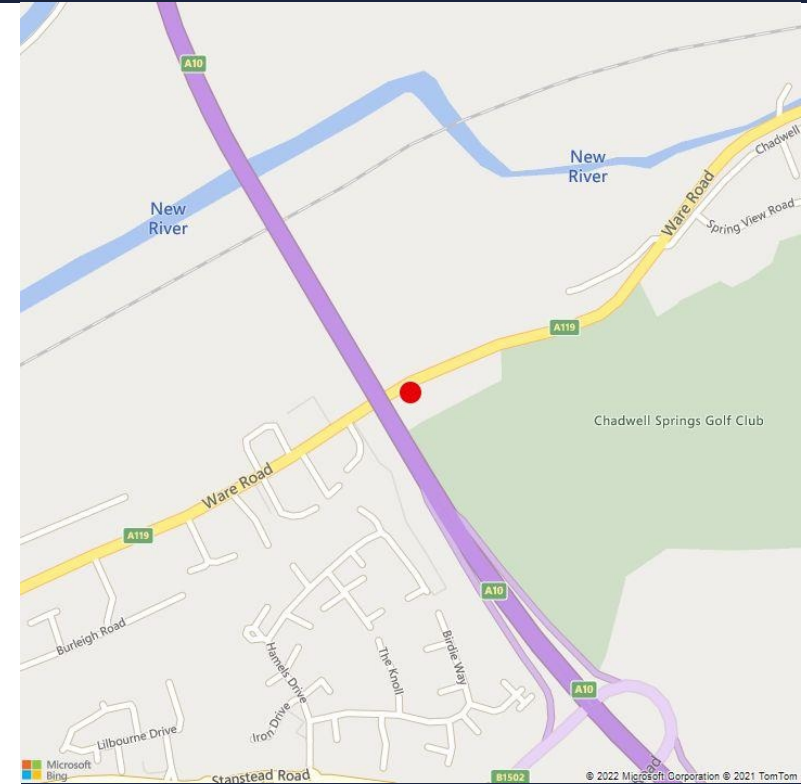


422 Ware Road, Hertford, Hertfordshire, SG13 7EW

Approx. 7,247 Sq Ft (673.25 Sq M)

SOLD

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Description

A detached two storey building arranged with a mix use of office and industrial on the ground floor and office on the first. To the rear of the first floor there is a mezzanine storage area. The offices have been fitted to a high standard with Cat V cabling and air conditioning throughout.

There is a secure yard area to the right of the premises which allows access to the industrial area through two loading doors. At the front of the premises there is also parking for up to 6 cars.

Location

The premises is located to the East of Hertford city centre in close proximity to the A10 and A414. The property is situated along the A119 Hertford and Ware providing great access to both.

City Centre 1.2 miles
A10 1.4 miles
A414 1.4 miles

Price

£1,100,000 Offers in the region of

Business Rates

From our enquiries the rateable value as of April 2023 will be £39,750 with rates payable in the order of £19,477.50.

VAT

This property is subject to VAT.

Energy Performance Rating

Band C - 53

Floor Area

Office	2,449 Sq Ft	227.51 Sq M
Industrial	2,101 Sq Ft	195.18 Sq M
Office	1,472 Sq Ft	136.75 Sq M
Storage	996 Sq Ft	92.53 Sq M
Total	7,247 Sq Ft	673.25 Sq M

Viewings

Strictly by appointment via
the sole agents - Aitchison
Raffety 01727 739378
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