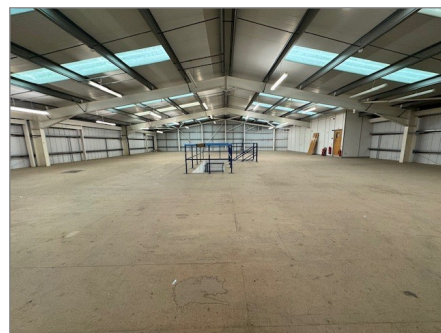


**UNITS 17-20, CRANE MEAD BUSINESS PARK,
VIADUCT ROAD, WARE, SG12 9PZ**



**A MODERN INDUSTRIAL WAREHOUSE
& TRADE COUNTER COMMERCIAL
BUSINESS PREMISES**

6,624 - 12,300 SQ FT

FOR SALE FREEHOLD (MAY LET)

www.paulwallace.co.uk

LOCATION:

The building stands within the modern Crane Mead Business Park which offers a range of 20 office/mid tech and industrial warehousing buildings close to the long established Marsh Lane 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 up past Vanhages Garden Centre at Amwell.

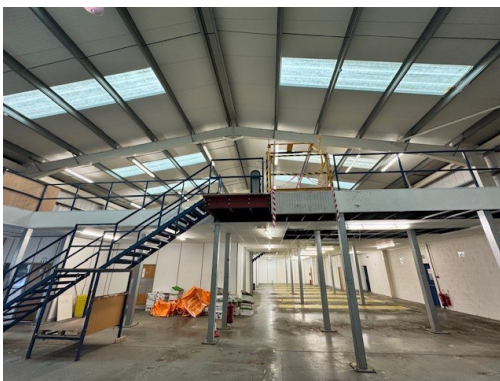
The A10 further connects with junction 25 of the M25 approximately 10 miles to the south whilst the A414 provides eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

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



AT A GLANCE:

- * **B1, B2, B8 industrial warehouse buildings**
- * **Previously under long standing trade counter use**
- * **Previously owner occupied as a single building but would split into 4 near identical smaller premises**
- * **Convenient edge of town centre location**
- * **Short walk from National Rail into London Liverpool Street**
- * **Freehold for sale**



DESCRIPTION:

A modern commercial industrial warehousing and business premises of steel portal frame construction under a pitched insulated roof incorporating light panels.

The building was originally conceived as 4 individual self contained units but they have since completion of construction been utilised in an open plan format and occupied by a single company. It would be possible to convert back to individual units to suit a combination of owner occupier and tenant rental income.

Maximum ground floor dimensions	-	103' 6" x 64'
First floor mezzanine	-	87' x 65' 3"
Ground floor	-	6,624 sq ft
First floor	-	5,676 sq ft
Total	-	12,300 sq ft

All floor areas and dimensions are approximate.

- * 3 sectional shutter access points
- * 21' 6" eaves (27' to apex)
- * 12 allocated car parking spaces
- * Fire & security alarms (untested)
- * Comms room
- * Three phase power
- * Ability for gas
- * Power cupboard and server room
- * Separate male and female toilets including disabled

The ground floor areas are currently divided between the customer facing trade counter and retail sales area, offices, compartmentalised storage and an area of full height racking space.

All ground floor areas have suspended ceilings, lighting and air conditioning to part. Additional electric wall heating to the offices.



TERMS:

For sale freehold (may let).

PRICE:

Upon application.

RENT:

Upon application.

VAT:

Applicable.

SERVICE CHARGE:

TBA.

EPC:

Green 63C.

RATEABLE VALUE:

We are advised upon a rateable value of £128,000 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4900



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