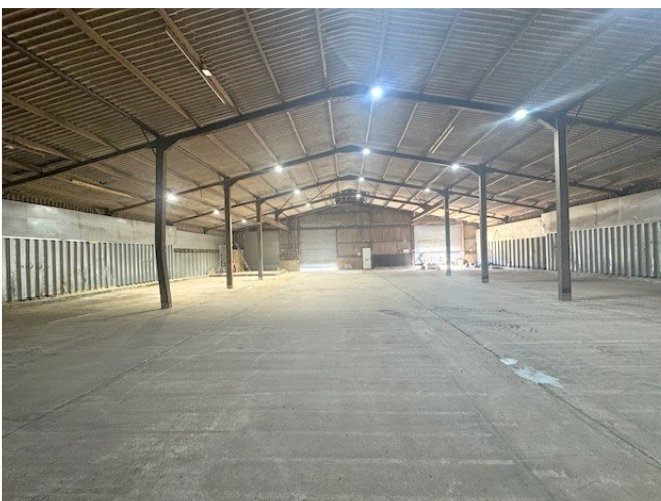


THE OLD GRAIN STORE, BARWICK FORD, WARE, HERTS, SG11 1DB



**ECONOMICAL STORAGE
SPACE**

7,020 SQ FT



TO LET ON FLEXIBLE TERMS

www.paulwallace.co.uk

LOCATION:

The building stands as part of an upgraded farm complex 2.5 miles due north of Ware along the line of the old Ermine Street A10. Ultimately access is approximately 1.5 miles along Gore Lane, which itself is accessed immediately off the Ermine Street A10 due north of High Cross.

The major centres of Ware, Hertford, Stevenage, Buntingford, Bishops Stortford and Harlow are all close to hand via the main road network including the A10, A414, A602, A120 and the M11.

DESCRIPTION:

A detached steel framed commercial building.

Approximate internal dimensions - 89' 6" x 78' 6"

Total - **7,020 sq ft**

All floor areas and dimensions are approximate.

- * 14' eaves (20' to apex)
- * LED lighting
- * 2 electric roller shutter loading doors
- * Three phase power
- * Usage of WC's

TERMS:

To let on a new flexible lease.

RENT:

£40,000 per annum exclusive.

EPC:

TBA.

VAT:

Applicable.

RATEABLE VALUE:

To follow.

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) on 01992 440744.

C4904



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