

Sawtrees Farm, Cold Christmas Lane, Thundridge,
Ware, Herts SG12 7SL

HARDSTANDING TO LET

6,620 sq ft

615 sq m



- New hardstanding property
- Close proximity to the A10
- Suitable off-road location

Coke Gearing
consulting
Chartered Surveyors

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HARDSTANDING TO LET



Location

This hardstanding site is located along Cold Christmas Lane, which is a quiet country road that has easy access to the A10 and is in reach of towns such as Ware and Much Hadham.

The site is under 10 minutes away from Ware Station which has a direct route into London Liverpool Street in just under 45 minutes, making it suitable for commuters if necessary.

Description

The area is currently fenced via post and rail. The owner of the site has recently completed the neighboring residential development. Power, water and drainage could be arranged.

Accommodation

The site measures as follows:

TOTAL	615 sq m	6,620 sq ft
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Terms

The premises are available on a new effective full repairing and insuring lease on terms to be agreed

Rent

£20,000 per annum exclusive

Services

Electricity, water and drainage can be provided if required.

VAT

All figures quoted are subject to VAT at the prevailing rate, if applicable.

Business Rates

Prospective tenant to make their own enquiries to the Local Authority.

Legal Costs

Each party should bear their own cost in this transaction.

Viewings

For further information please contact:

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