

**Units 3 & 4, Thundridge Business Park, Cambridge
Road, Thundridge, Nr Ware, Hertfordshire SG12 0SS**



By instruction from Philip Watkins and Jonathan Birch of Vantis Business Recovery Services, Joint Administrators to All Metal Fabrications Limited

Industrial unit and Offices

7,893 sq ft (733 sq m)

- 1,576 sq ft (146 sq m) two storey offices
- 1,158 sq ft (108 sq m) mezzanine
- 14'4" (4.4 m) eaves height
- Designated parking for up to twenty vehicles
- Long Leasehold For Sale

**Edward
Symmons**

020 7955 8454

www.edwardsymmons.com



Situation

Thundridge Business Park is situated on the east side of the (B158) Cambridge Road, approximately half a mile to the north at its junction with the A10 Trunk Road.

Junction 25 of the M25 lies some 11 miles to the south via the A10, whilst the nearest main line rail station at Ware connects to London Liverpool Street with a timetabled journey of 45 minutes.

Description

An industrial unit being of a concrete portal frame construction with brick and mainly profile clad elevations under a double pitched roof incorporating translucent panels.

The unit has an eaves height of 14'4" (4.4m) with loading via two manually operated roller shutter doors to the front and side elevations.

Ancillary accommodation includes offices, staff and WC facilities.

Twenty parking spaces are provided on the estate and a hard standing area to the side of the property provides external storage.

Floor Areas

All gross internal floor areas are approximate

Industrial	6,317 sq ft	587 sq m
Two Storey Offices	1,576 sq ft	146 sq m
Total	7,893 sq ft	733 sq m
Mezzanine	1,158 sq ft	108 sq m

Tenure

The property is held on a long lease for a term of 999 years from 1st April 1997 at a peppercorn rent.

Price

Offers are invited in the region of £375,000 for the benefit of this valuable lease.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

Legal Costs

Each party shall bear its own costs.

Viewing

Contact: Graham Free or Ian Bell

Tel: 020 7955 8454

Fax: 020 7403 1947



April 2009

2 Southwark Street, London Bridge, London SE1 1TQ

Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the Purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
- (4) In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

Edward Symmons
020 7955 8454
www.edwardsymmons.com