

BUSY ROADSIDE

MODERN COMMERCIAL BUILDING

TO LET 5,138 SQ FT GROUND FLOOR (1,841 SQ FT FIRST FLOOR)

# A414, GASCOYNE WAY

HERTFORD, SG13 8EL



**Savills London**

33 Margaret Street  
London  
W1G 0JD

[savills.co.uk](http://savills.co.uk)



## Location

The property occupies a prominent roadside position fronting the A414 Gascoyne Way, opposite Castle Street, which provides direct pedestrian access to Hertford town centre within approximately 200 yards. An Aldi supermarket is located on the same side of the road, around 250 yards to the west.

Several town centre car parks are located close by, including the Gascoyne Way multi-storey and St Andrew Street surface car park, the local council car park, with additional provision at the reopened Lea Wharf multi-storey.

The A414 provides direct connections to the A10 and M11 to the east and the A1(M)/M1 to the west, with Junction 25 of the M25 approximately 12 miles to the south. Hertford is served by two railway stations offering direct services to London Liverpool Street and London King's Cross.

The location benefits from strong visibility to passing traffic and excellent accessibility for customers.

## Planning

Class E retail use

Time restriction 7am - 10pm

## Accommodation

The unit is arranged over ground floor and first floor mezzanine. Planning permission is in place for a first-floor mezzanine, increasing the total potential accommodation to approximately 9,470 sq ft.

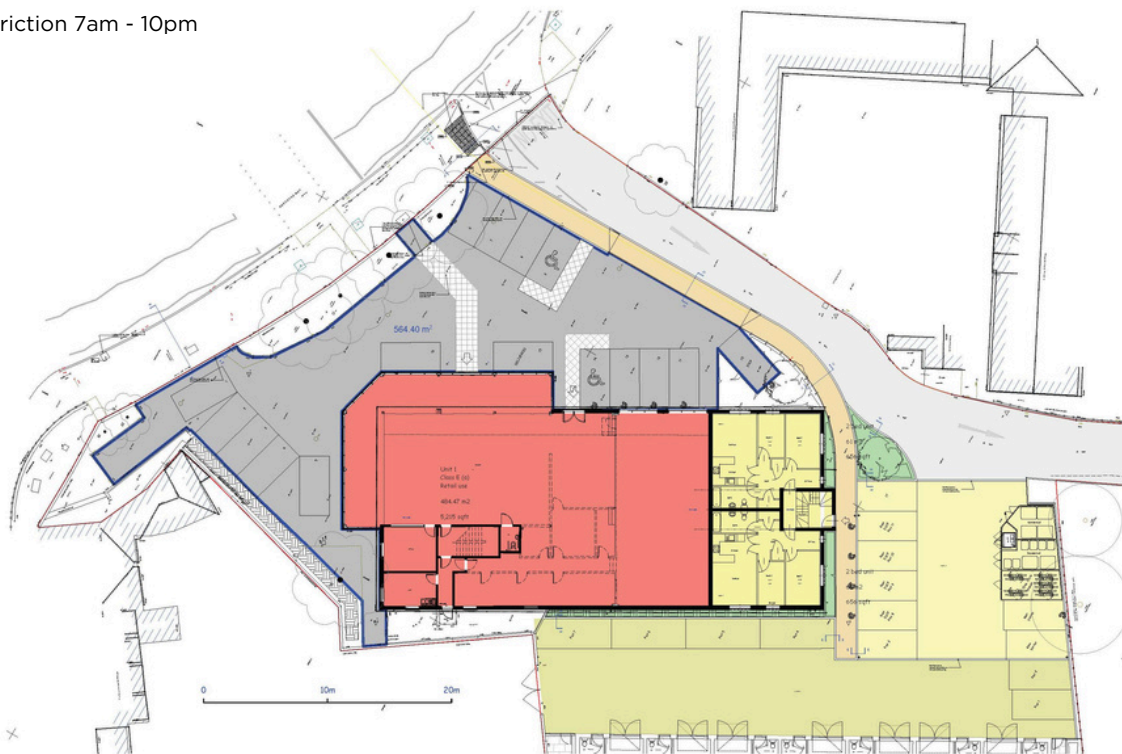
Existing Ground Floor	5,138 sq ft
Existing Mezzanine	1,841 sq ft
Total Existing Accommodation	6,979 sq ft
Total Area including Planning for First Floor Mezzanine Extension	9,470 sq ft

## Ceiling Height

Approximately 14 ft to eaves, increasing to 28 ft at the apex.

## Parking

16 on-site car parking spaces, with a further 6 spaces available along the adjacent private road.









## Retail Offerings and Competition

Hertford benefits from a well-established and diverse retail and leisure offer, centred around the town centre, Madford Retail Park and the Ware Road corridor. The area accommodates a strong mix of national multiple retailers, food & beverage operators and leisure uses, serving both the local population and wider catchment. A range of key national brands are shown below.



## Leisure Offerings and Competition



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## Terms

Minimum 5 year lease term.

## Rent

Upon application.

## EPC

Available on request

## Rates

The property has a rateable value  
£113,000 with effect 1 April 2026.

## VAT

Applicable.

## Service Charge

None

## Legal Costs

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



Hertford Town Centre


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**Viewing & further information**

Viewings strictly by prior appointment with sole agents Savills.

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