UNIT 12 LITTLE RIDGE WELWYN GARDEN CITY

AL7 2BH

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brasierfreeth.com

Comprehensively refurbished 3,503 Sq.ft modern factory/warehouse unit | To Let

12 LITTLE RIDGE
WELWYN GARDEN CITY
AL7 2BH

Industrial Unit
TO LET

KEY DETAILS

- Modern unit
- Good-quality office content
- Kitchen facility
- Ladies and gents' WCs
- Recently refurbished internally and externally

DESCRIPTION

The unit comprises a single-storey light industrial/ warehouse unit, arranged as clear working space with loading via a full height loading door. It incorporates good quality air conditioned offices arranged in an open plan fashion with a kitchen, plus ladies and gents WC's.

The building is of concrete frame construction with elevations of insulated cladding above facing brickwork.

Parking is provided directly in front of the unit with a further, larger parking area to the rear used in common with neighbouring tenants.

ACCOMMODATION

Floor	*Size Sq. ft*	*Size Sq.m*
Ground Floor	3,503	325.44

This floor area is approximate and has been calculated on a gross internal basis.

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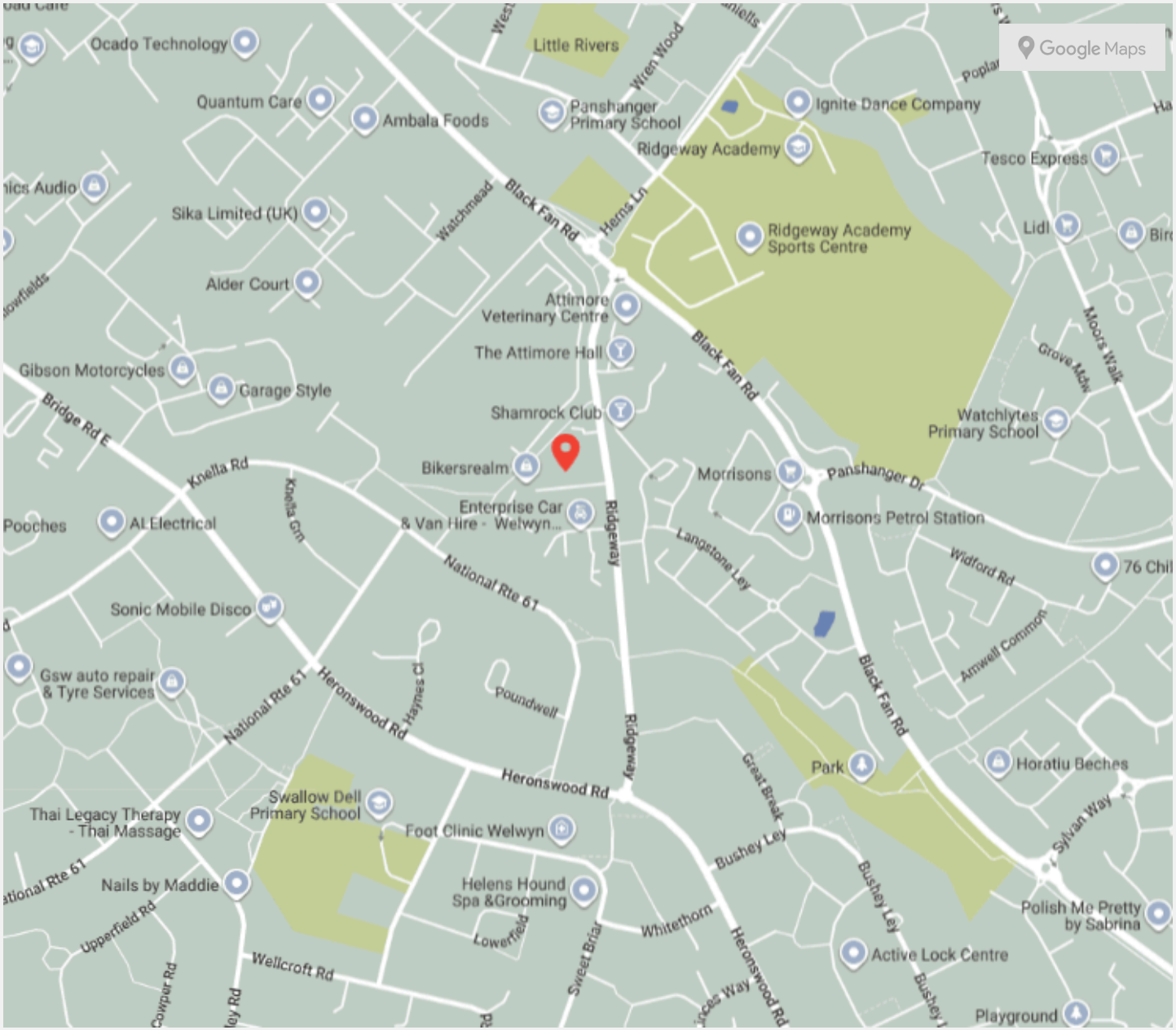

LOCATION

Offering an attractive landscaped environment with excellent facilities, Welwyn Garden City has attracted many major companies including Roche, Paypoint and Tesco.

The town lies approximately 20 miles north of Central London between Junctions 4 and 6 of the A1(M) with the M25 just 7 miles to the south. In addition, the A414 dual carriageway provides a fast and convenient east-west link to the M1 at Hemel Hempstead and the M11 at Harlow.

Welwyn offers a fast electrified train service to Kings Cross/St Pancras the UKs leading transport hub and also Moorgate with underground links at Finsbury Park. Welwyn Garden City has a particularly attractive town centre including a major John Lewis store.

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TERMS

The unit is offered on a new lease for a term by negotiation.

RENT

£60,250 per annum exclusive.

SERVICE CHARGE

There is a small estate service charge for the up keep of the external common parts.

EPC

C 68. Further details upon request.

BUSINESS RATES

The rateable value is under re-assessment due to changes to the internal arrangement of the unit.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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