

# Quadrant Park

Welwyn Garden City, AL7 1FS

Industrial Warehouse Unit - 11,407 sq ft TO LET

UNIT 11



adroit  
REAL ESTATE ADVISORS



Unit 11 is a high-quality, refurbished end-of-terrace unit in the modern Quadrant Park estate.

Constructed with a steel portal frame and profile metal cladding, it features a 7.8m clear internal height, a single level-access loading door, first-floor offices with a kitchenette, and dedicated loading and parking.



Four Electric Vehicle Charging Points



Single Level-Access Loading Door



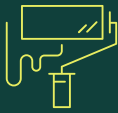
Dedicated Loading & 22 Car Parking Spaces



Energy Performance Certificate (EPC) A



Photovoltaic Panels on Roof - 10.32kW output



Fully Refurbished



7.8m Clear Internal Height



Fully Fitted First Floor Offices



FLOOR PLAN

Unit 11 features an open-plan ground floor with generous clearance for industrial use and fully fitted first-floor offices, including a kitchenette.

Externally, the unit offers dedicated yard space for efficient logistics, making it ideal for businesses seeking a versatile and functional workspace.

Accommodation

Warehouse/Ancillary:

9,642 sq ft

(895.77 sq m)

Office:

1,765 sq ft

(163.97 sq m)

Total Area:

11,407 sq ft

(1,059.74 sq m)

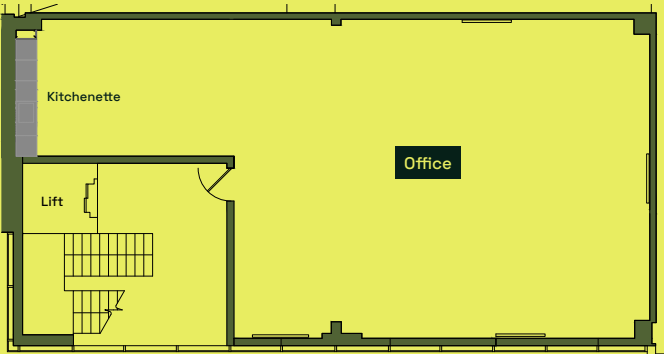
Measured on a Gross Internal Area (GIA) basis

EPC: A25

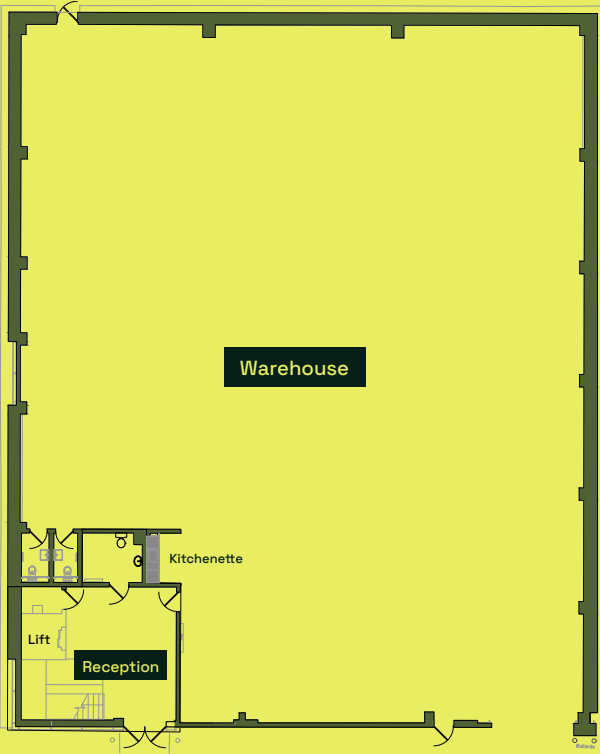
Rateable Value: £132,000

First Floor

Not to scale.



Ground Floor







← Welwyn Garden City Centre & Station 1/2 Mile

Exclusive Ranges Ltd

BESSEMER ROAD

TESCO Heart building

Roche Products

PayPoint

Duncan Print Group

Unit 11

GSF Car parts

Herts FullStop

Toolstation

Welwyn MOT & Service Centre

Solarux

Screwfix

A1000

Axalta

POSITION



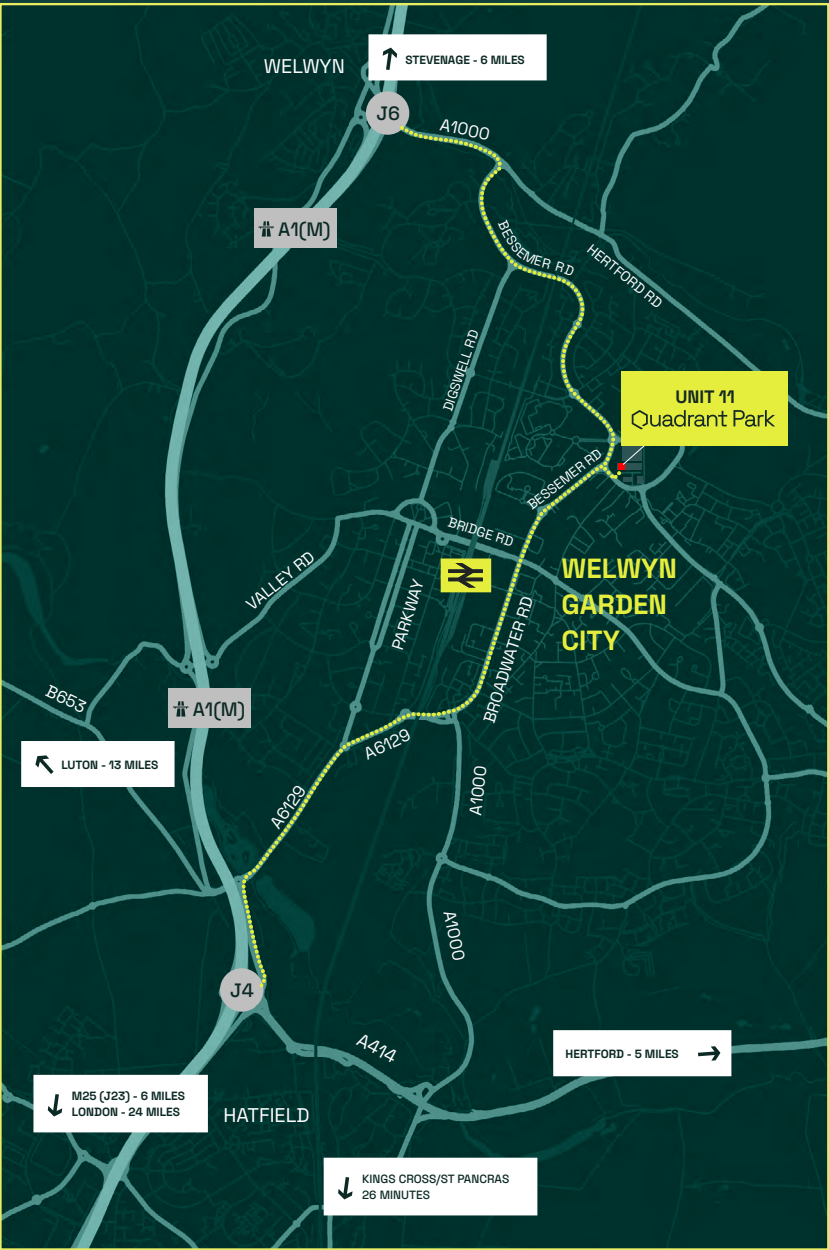


Located in the established Quadrant Park estate, the property offers excellent connectivity.

Just 1.3 miles from Welwyn Garden City town center and 2 miles from Junction 6 of the A1(M), it also provides easy access to the M25 (10 miles) and major routes like the A414, A10, and A406. Welwyn Garden City Station, 1.3 miles away, offers direct trains to London Kings Cross in under 30 minutes.

Welwyn Garden City (Centre)	1.3 Miles (6 mins)
St Albans	8.4 Miles (24 mins)
A1 (M) Junction 6	1.9 Miles (4 mins)
M25 Junction 23	9.6 Miles (15 mins)
M11 Junction 7	18 Miles (39 mins)
A406 (North Circular)	18 Miles (32 mins)
Luton Airport	13.7 Miles (28 mins)
Stansted Airport	27.3 Miles (42 mins)
Heathrow Airport	34.4 Miles (48 mins)

Source: Google Maps





For further information and availability please contact the joint agents.

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