

Quadrant Park

Welwyn Garden City, AL7 1FS

Industrial Warehouse Unit - 12,280 sq ft TO LET

UNIT 4




adroit
REAL ESTATE ADVISORS

Unit 4 is a high-quality, refurbished end-of-terrace unit in Quadrant Park estate.

It features a steel portal frame with profile metal cladding, a 7.8m clear internal height, a 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 - 10.8kW output



Fully Refurbished



7.8m Clear Internal Height



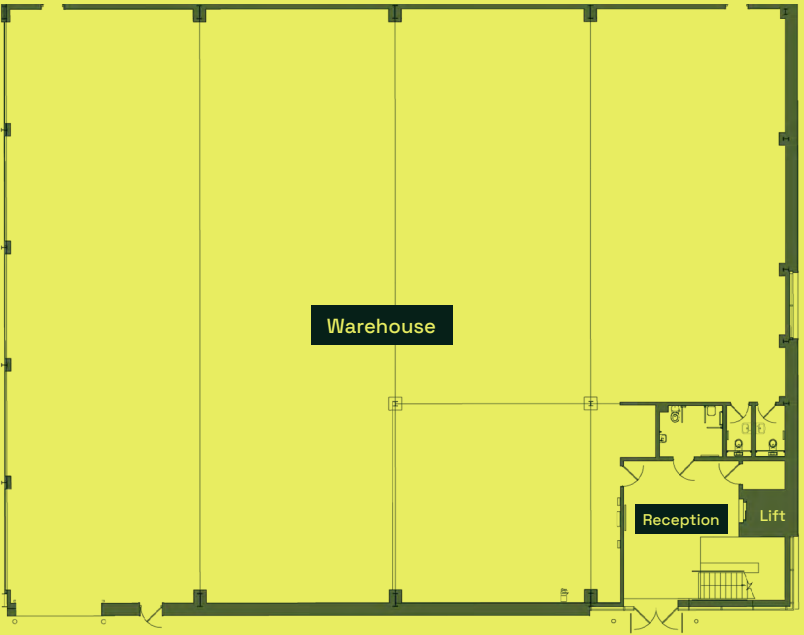
Fully Fitted First Floor Offices



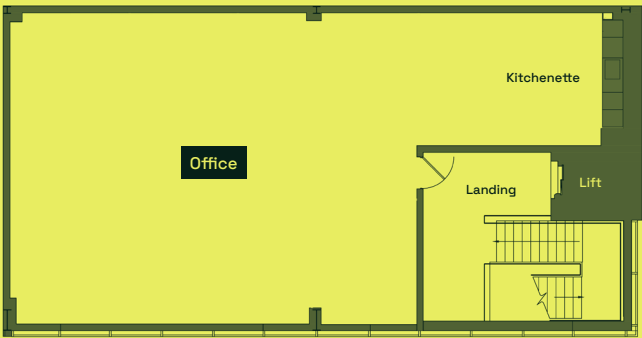
Unit 4 offers an open-plan ground floor with ample clearance for industrial use and fully fitted first-floor offices with a kitchenette.

Externally, it includes a dedicated yard for efficient logistics, providing an adaptable and efficient workspace for smooth operations.

Ground Floor



First Floor



Not to scale.

Accommodation

Warehouse/Ancillary: 10,539 sq ft (979.11 sq m)

Office: 1,741 sq ft (161.74 sq m)

Total Area: 12,280 sq ft (1,140.85 sq m)

Measured on a Gross Internal Area (GIA) basis

EPC: A24

Rateable Value: £142,000





← Welwyn Garden City Centre & Station 1/2 Mile

Exclusive Ranges Ltd

GSF Car parts

Screwfix

A1000

BESSEMER ROAD

Axalta

TESCO Heart building

Roche Products

PayPoint

Toolstation

Welwyn MOT & Service Centre

Solarux

Herts FullStop

Duncan Print Group

Unit 4

POSITION



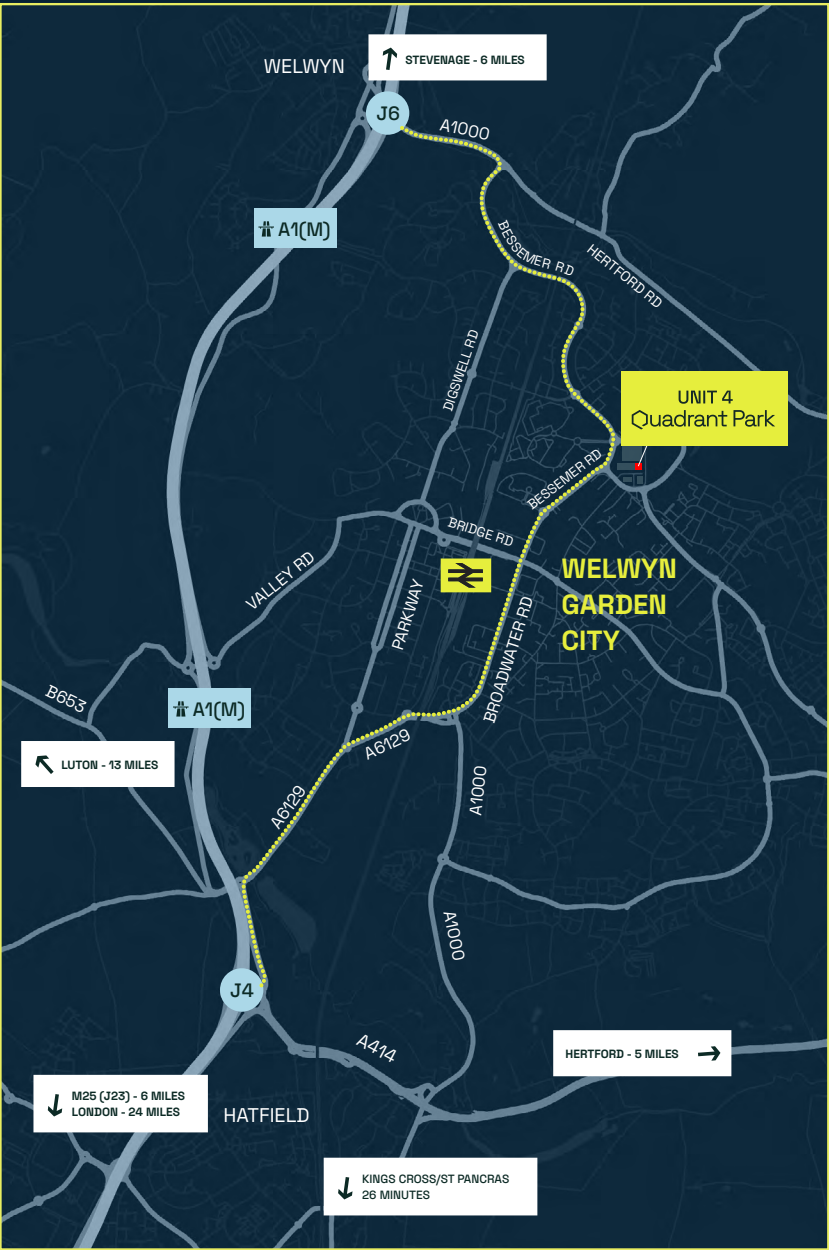
PRIME LOCATION

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.

adroit
REAL ESTATE ADVISORS

Steve Williams

07860 708 665
swilliams@adroitrealestate.co.uk

Mark Gill

07702 895 010
mgill@adroitrealestate.co.uk

JLL

James Saxby

07801 667 692
James.Saxby@jll.com



DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 01/26