

FOR SALE / MAY LET

Stimpsons



2 GRADE A NEW INDUSTRIAL UNITS

AVAILABLE Q3 2027

14,755 - 32,005

SQ FT GEA
WAREHOUSE SCHEME
AVAILABLE INDIVIDUALLY OR COMBINED

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NORTONS
BUSINESS PARK

WELWYN GARDEN CITY AL7 1BW

UNIT 03 UNDER OFFER

INDUSTRIAL WAREHOUSE DEVELOPMENT

SPECIFICATION








Nortons Business Park presents an exciting new warehouse development, delivering a total of 43,759 sq ft across three Grade A units in a premier industrial location.

The units are being developed to the very highest specification, targeting a BREEAM 'Excellent' rating, reflecting a genuine commitment to sustainability, energy efficiency, and long-term occupier value. Occupiers can expect best-in-class accommodation designed to meet the demands of modern industrial and logistics operations.

Ideally situated within an established and well-connected industrial area, the estate benefits from dual access via both Bridge Road East and Tewin Road, offering excellent flexibility for HGV and last-mile delivery operations alike.

With practical completion anticipated in the near future, Nortons Business Park represents a rare opportunity to secure high-quality, purpose-built warehouse space in a sought-after location.

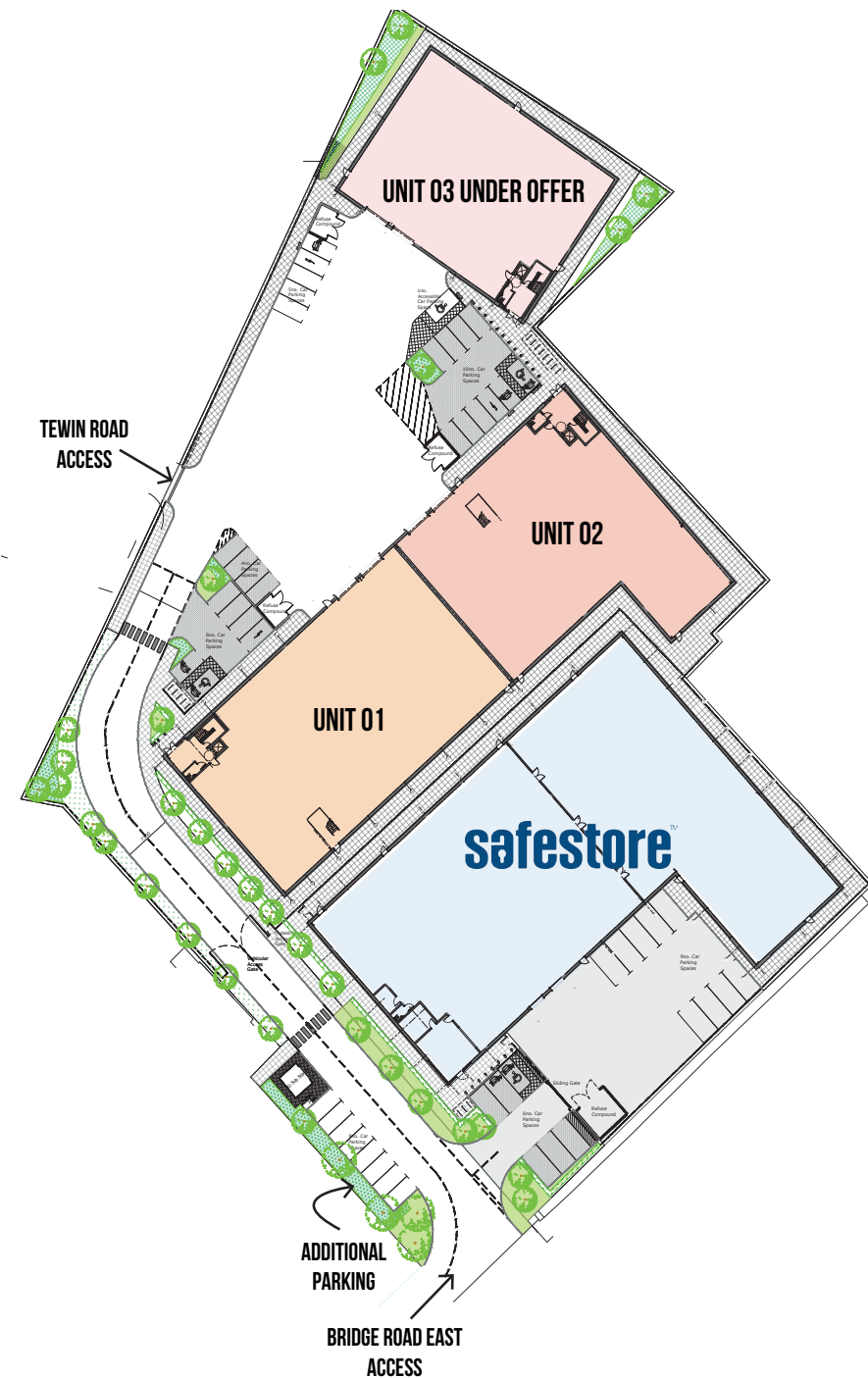
THE UNITS BENEFIT FROM:

-  9m Minimum Internal Height
-  Dedicated Parking and Loading
-  16% First Floor Office Content
-  Covered Cycle Storage
-  1MVA Power
-  Secure Estate
-  Level Loading Doors

ACCOMMODATION

UNIT	GROUND	FIRST	TOTAL (GEA) sq ft	AVAILABILITY
1	14,241 sq ft	3,105 sq ft	17,250 sq ft	Available
2	12,292 sq ft	2,460 sq ft	14,755 sq ft	Available
3	9,795 sq ft	1,959 sq ft	11,754 sq ft	Under Offer
TOTAL			43,759 sq ft	

Additional 8 car parking spaces available by agreement.



CGIS OF THE CONSENTED SCHEME



LOCATION

STRATEGICALLY CONNECTED

Nortons Business Park occupies a prime position in the heart of Welwyn Garden City, with excellent access to the national motorway network and fast rail links to London

TRAVEL TIMES



15 Mins

JUNCTION 23 M25
via A1(M)



30 Mins

LONDON KINGS CROSS
via Welwyn Garden City Station



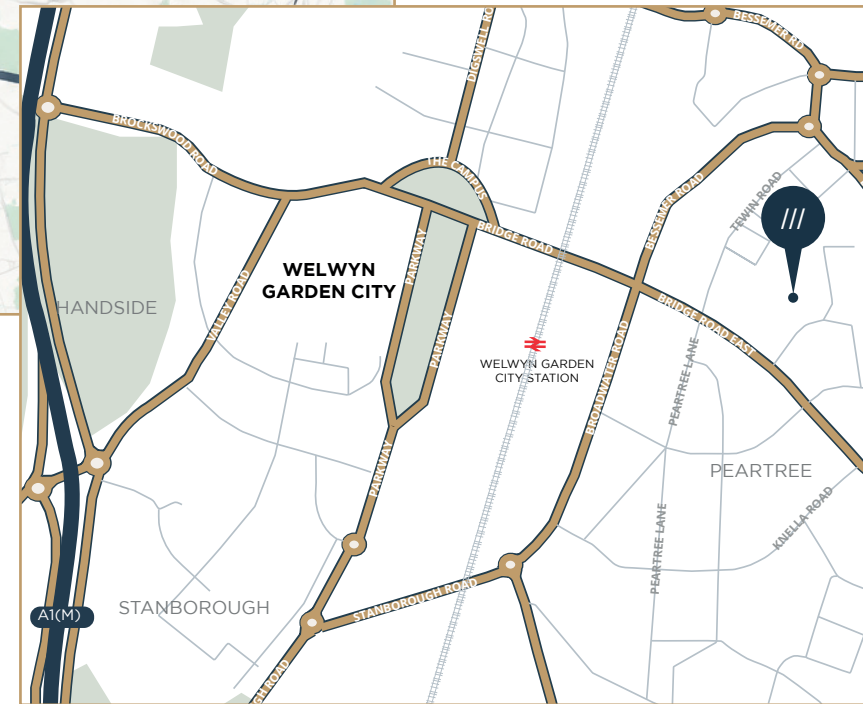
60 Mins

CENTRAL LONDON
via A1



45 Mins

LUTON AIRPORT
via A1(M)



FURTHER INFORMATION

TENURE

Unit 3 is under offer on a Freehold basis.

The units are available freehold and consideration will be given to leasehold interest.

PRICE / RENT

Price Upon Application

TIMING

The site is due to be completed and ready for occupation Q3 2027.

VIEWINGS

Strictly by appointment by joint agents Levy Real Estate and Stimpsons.

USE CLASS

The unit benefits from flexible use within Class E(g) and/or B2 and/or B8.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred with the transactions.

VAT

The properties are elected for VAT.

For further information and access to the virtual data room please contact the agents.

CONTACTS

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