

UNIT 7 ALDERS COURT WATCHMEAD WELWYN GARDEN CITY

AL7 1LT

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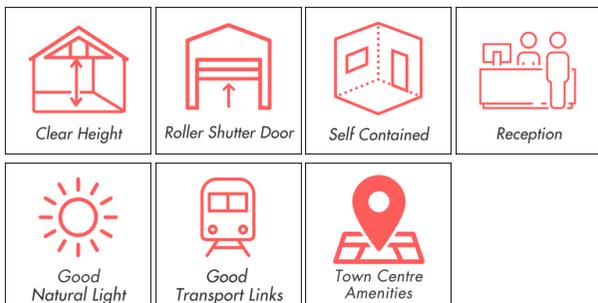
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Industrial Unit - To Let

KEY DETAILS

- Self-contained industrial building with office element
- Electric roller shutter
- Located 1 mile from Welwyn Garden City town centre
- Established industrial location
- Ground floor reception area

AMENITIES



ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Warehouse	132.76	1,429
Ground floor office	24.25	261
1 st floor office	24.25	261
TOTAL	181.26	1,951
Mezzanine	45.61	491

These floor areas are approximate and have been calculated on a gross internal basis.

DESCRIPTION

The unit comprises a full height production and storage area, and offices on the ground and first floors. The unit features roller shutter access to the warehouse and a single personnel entrance to the reception area and offices with an area of glazing panel with powder coated aluminium frames providing natural light into the unit. There are windows at first floor level providing natural light to the office/storage accommodation. Internally, the ground floor is made of sealed concrete and a mixture of laminate flooring for storage and carpeting throughout the offices.



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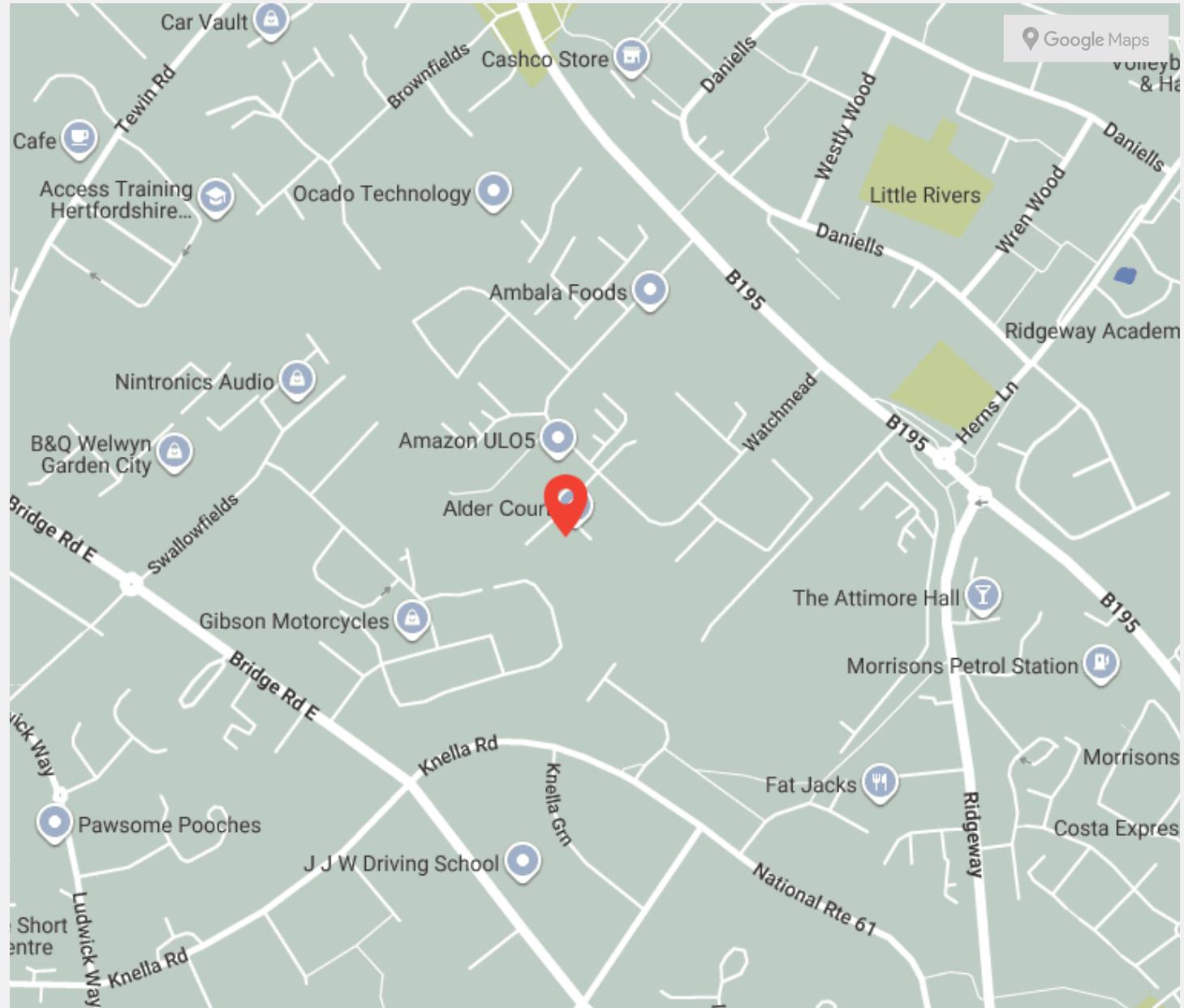
LOCATION

Welwyn Garden City is located adjacent to the A1(M) which links with the A1 in the north and to the M25 (junction 23) approximately 8 miles to the south. Rail services are available from Welwyn Garden City into London Kings Cross and London Moorgate Stations with a journey time of approximately 25 minutes. Connections are also available to Peterborough and Cambridge in the north.

Alders Court is situated on Watchmead, circa 1 mile to the east of Welwyn Garden City town centre. The unit is situated within an established industrial estate with the surrounding uses being mostly offices and industrial functions.

TRANSPORT

-  A1(M)
-  M25 (Junction 23) - 8 miles
-  Welwyn Garden City Station - 1.8 mile



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TERMS

The unit is available on a new lease.

RENT

£34,000 per annum exclusive.

BUSINESS RATES

Currently under re-assessment.

For rates payable please refer to the Local Rating Authority, Welwyn Hatfield Borough Council - 01707 357026

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

EPC

The property has an EPC rating of D 77. Details available upon request.

LEGAL COSTS

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

VAT

We understand that VAT is applicable to the rent.

CONTACT

GET IN TOUCH

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