UNIT 10 BRIDGE GATE CENTRE WELWYN GARDEN CITY

AL7 1JG

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Industrial Unit - To Let/For Sale - 2,896 Sq.ft

10 BRIDGE GATE CENTRE
WELWYN GARDEN CITY
AL7 1JG

Industrial Unit
TO LET / MAY SELL

KEY DETAILS

- Prime industrial location
- Air conditioning
- LED lighting
- Dual access to front and rear
- 12 car parking spaces

DESCRIPTION

Comprising a two storey office/business unit featuring a smart internal reception area to the front and a separate delivery access to the rear, with 12 car parking spaces.

The ground floor is configured principally as offices, with a storage/service area and a loading access door to the rear.

The first floor is arranged as open plan offices with several internal sub-divisions together with ladies and gents WCs.

AMENITIES

Storage Space	Loading Door	Offices	Air Conditioning
LED Lighting	Open Plan	WC's	12 Car Parking Spaces

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ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	134.52	1,448
First floor office	134.52	1,448
TOTAL	**269.04**	**2,896**

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

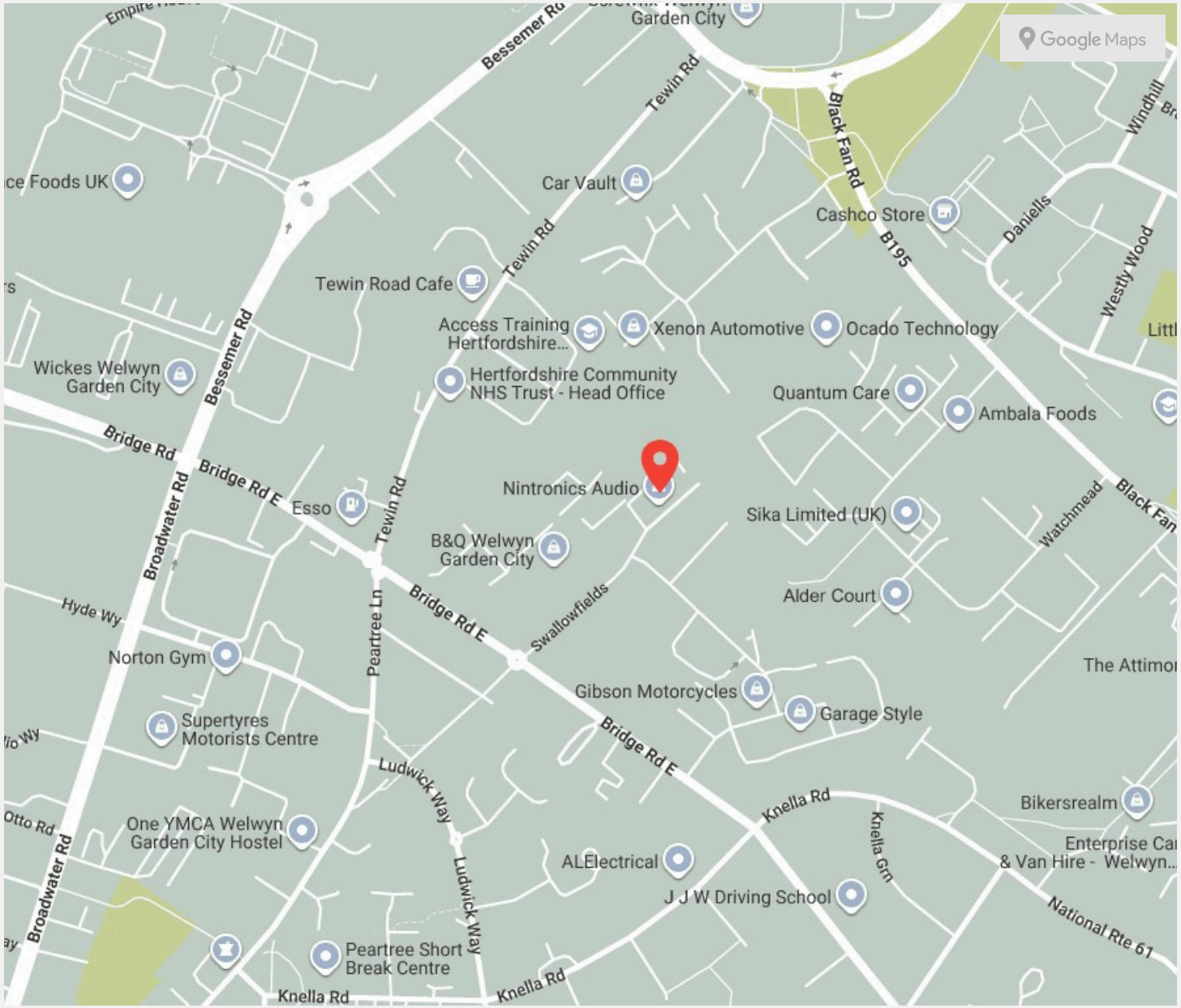
LOCATION

Welwyn Garden City is conveniently centre located between junctions 4 and 6 of the A1M approximately 25 miles north of Central London. The M25 is 8 miles to the south at South Mimms (junction 23). There is a fast train service to London Kings Cross with intermediate underground links at Finsbury Park.

The property forms part of a small development behind B&Q store in Bridge Road East, in the centre of the towns principal commercial area and within a short walking distance of the station and town centre.

TRANSPORT

- A1(M) (Junctions 4 & 6) - 2.7 miles
- M25 (Junction 23) - 8 miles
- Welwyn Garden City Train Station - 1.2 miles



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TERMS

The property is offered on a new lease on terms to be agreed.

RENT/PRICE

£38,000 per annum exclusive / Offers are invited for the freehold.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £42,250. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Welwyn Hatfield Borough Council - 01707 357000.

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 C 65. Details available upon request.

LEGAL COSTS

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

VAT

The property is VAT registered.

CONTACT

GET IN TOUCH

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