

Digswell Nursery |
Welwyn Garden City |
AL8 7UB

3.64 Acre Former Horticultural Site |
To Let on a Short Term Basis



Key features

- 3.64 acre site
- Immediately available direct from the Landlord
- Short term lease only
- Storage, office and WC facilities



Digswell Nursery | Welwyn Garden City | AL8 7UB

Description

The property comprises a former horticultural centre and training centre of 3.64 acres.

The site is split by a roadway with the two main parts comprising approximately 2.62 acres and 1.02 acres respectively.

There are a variety of buildings on the site with a yard area.

The property is situated within the green belt and interested parties will need to make their own enquires in respect of permissions for proposed uses.

Accommodation

Office	2,115 Sq.ft	196.46 Sq.m
WC Block	410 Sq.ft	38.10 Sq.m
Building	1,043 Sq.ft	96.90 Sq.m
Storage Building	2,277 Sq.ft	211.50 Sq.m
Portacabin	336 Sq.ft	31.20 Sq.m

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

Rates

To be assessed by the Valuation Office Agency.

For further information and confirmation of the rates payable, please contact the Billing Authority, Welwyn Hatfield Borough Council – 01707 357000.

Location

The property is situated on the Great North Road, which runs parallel with the A1(M), access to which is at Junction 4, less than half a mile away.

Welwyn Garden City town centre is within a few minutes drive and offers a wide range of shopping, eating and leisure facilities, together with frequent rail links to Central London, with a fastest journey time of 29 minutes.

EPC

Further information available on request.

Legal costs

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

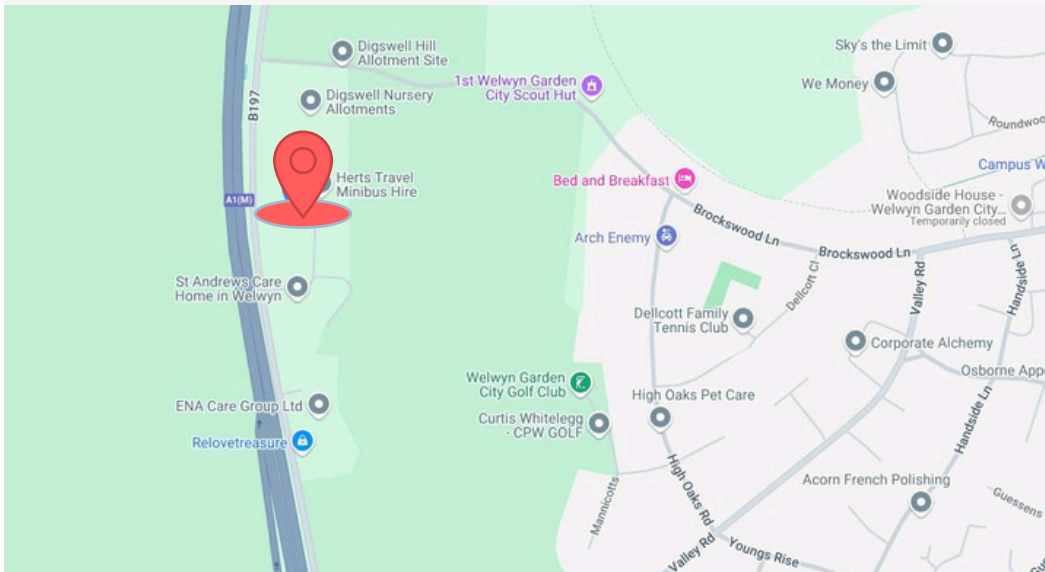
Tenure

Available to let on a new lease, direct from the Landlord, on terms to be agreed.

The Landlord will grant a maximum term of 3 years.

Rent

Rent on application.



Viewing: Strictly by Appointment only contact

Katy D'Souza
07808 249262
katy.dsouza@brasierfreeth.com

