

Quadrant Park

Welwyn Garden City, AL7 1FS

Industrial Warehouse Unit - 12,280 sq ft TO LET

UNIT 4



adroit
REAL ESTATE ADVISORS

KEY FEATURES

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



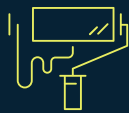
Dedicated Loading & 22 Car Parking Spaces



Energy Performance Certificate (EPC) A



Photovoltaic Panels on Roof - 10.8kW output



Fully Refurbished



7.8m Clear Internal Height



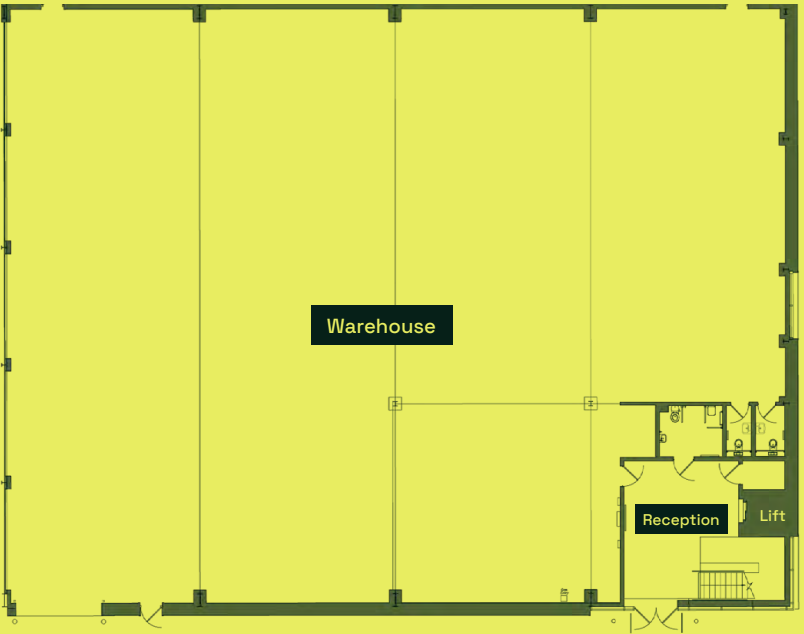
Fully Fitted First Floor Offices



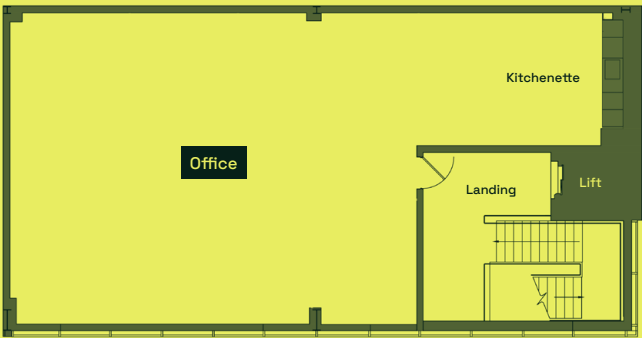
Unit 4 offers an open-plan ground floor with ample clearance for industrial use and fully fitted first-floor offices with a kitchenette.

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 External Area (GEA) basis

EPC: A24

Rateable Value: £142,000





← Welwyn Garden City
Centre & Station 1/2 Mile

Exclusive
Ranges Ltd

GSF Car parts

Roche Products

TESCO
Heart building

PayPoint

Duncan Print
Group

BESSEMER ROAD

Toolstation

Herts FullStop

Welwyn MOT
& Service Centre

Solarux

Unit 4

Screwfix

A1000

Axalta

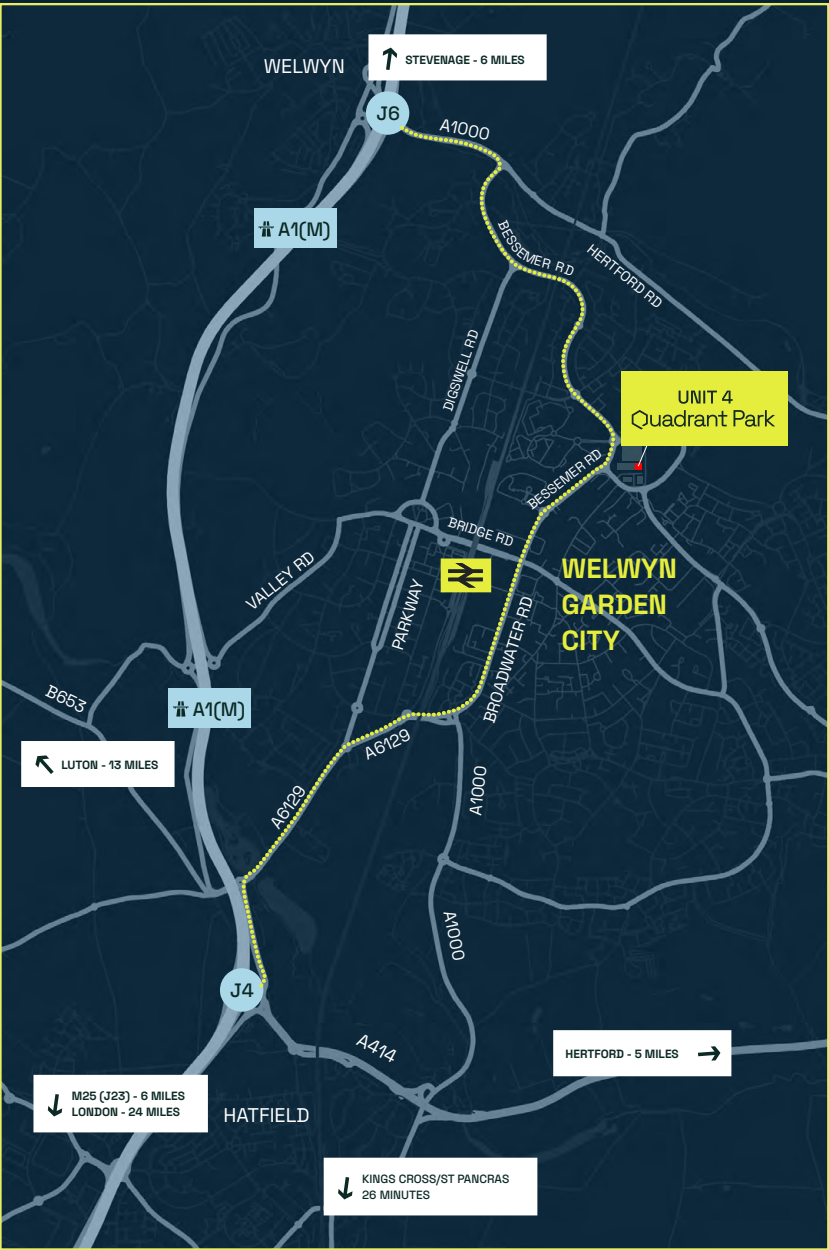
POSITION

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.

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