

Unit 10 Bridge Gate Centre |
Welwyn Garden City |
AL7 1JG

Industrial Unit To Let | 2,896 Sq.ft



Key features

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



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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.

Accommodation

Ground floor	1,448 Sq.ft	134.52 Sq.m
1st floor office	1,448 Sq.ft	134.52 Sq.m
TOTAL	 2,896 Sq.ft	 269.04 Sq.m

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

Rates

The VOA website shows an entry in the current Rating List of £40,500. 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.

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.

EPC

The property has an EPC rating of E108. Details available upon request.

Legal costs

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

Tenure

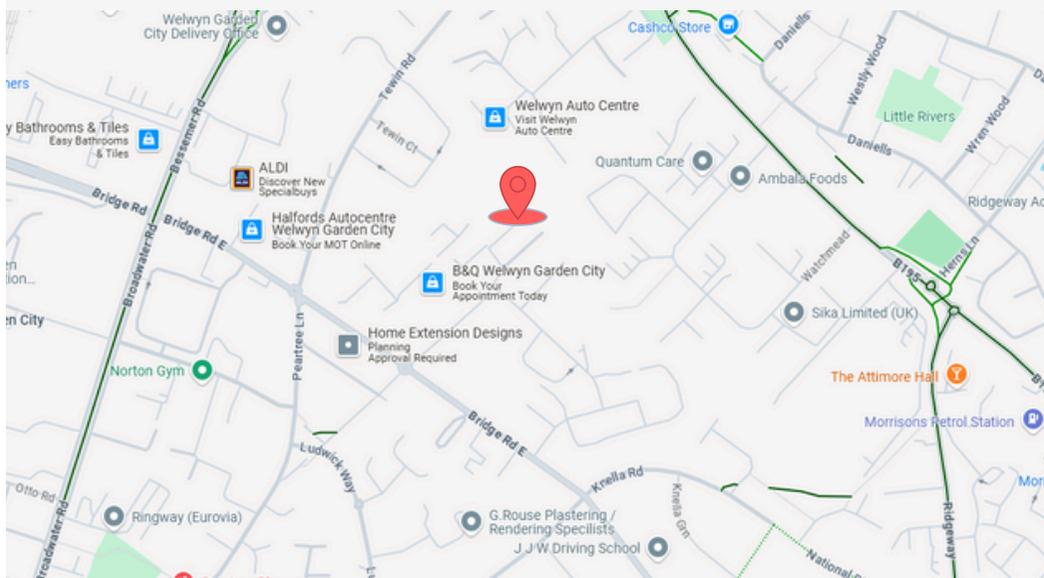
The property is offered on a new lease on terms to be agreed.

VAT

The property is VAT registered.

Rent

£42,000 per annum exclusive.



For viewings contact

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