



2.26 Acres For Sale

Bridge Road East, Welwyn Garden City, AL7 1BW

Planning consent granted for 3 unit 43,594 sq ft scheme. Available as a whole site or in parcels from 0.5 acres or as a Pre let or pre sale of a bespoke building

Stimpsons



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Opportunity

The site which benefits from detailed planning permission for a 3 unit warehouse scheme totalling 43,594 sq ft is available for owner occupiers or for pre letting in whole or in parts.

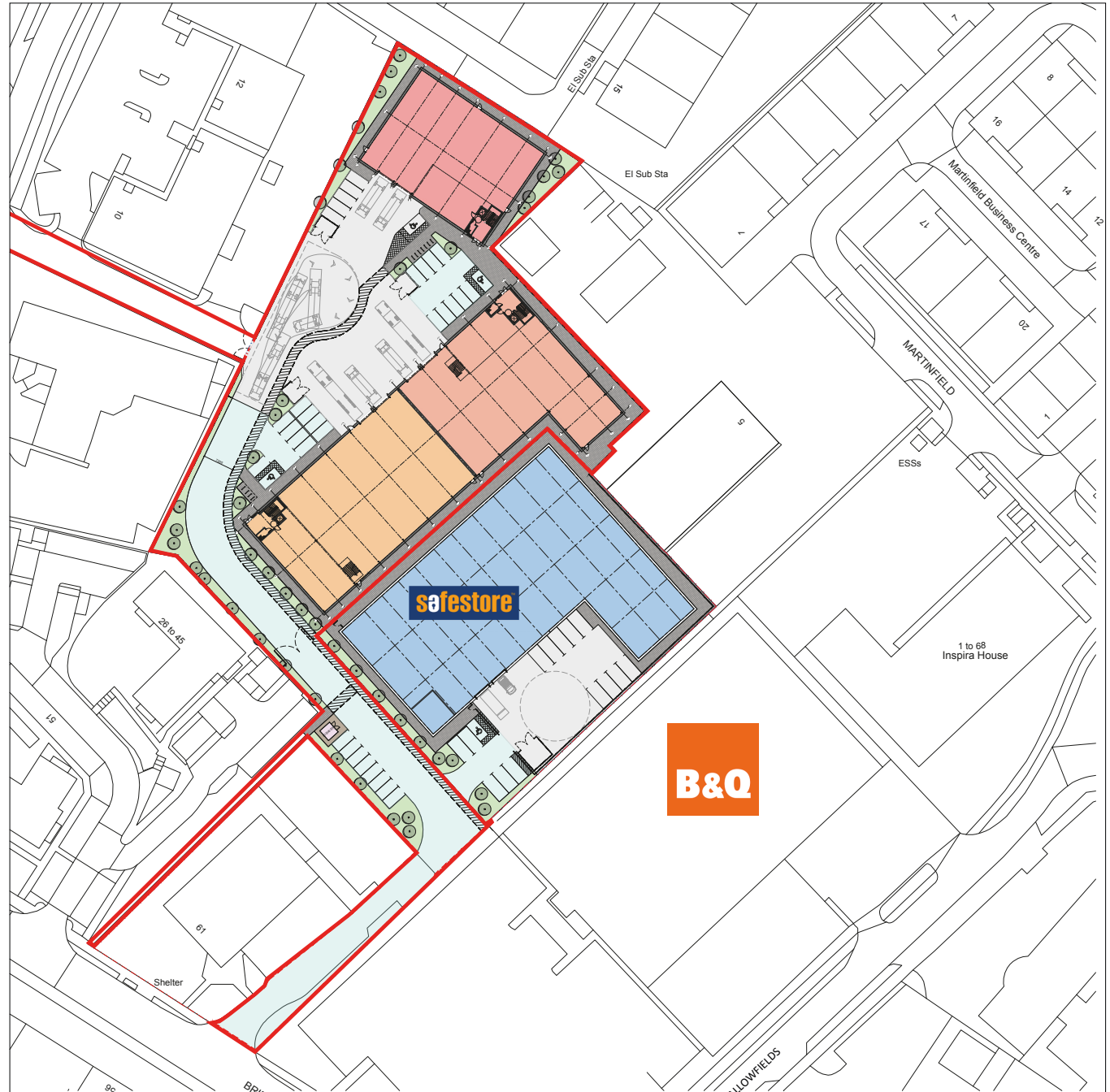
The property benefits from direct access on to both Bridge Road East and Tewin Road. It will be level and part concrete, part hard core with services provided at the boundary. It will be available from Q2 2026 following demolition of the existing building.

The site can be sold as:

- A whole or in part from 0.5 acres
- Pre let or sale of buildings up to 43,594 sq ft
- Pre let or sale of land prepared for open storage use.

Description

The site plan opposite identifies the boundary of the site outlined in red and the position of the proposed development. The site immediately adjacent has been sold to Safestore who will start construction of their 60,000 sq ft store in Q2 2026 once the existing building is demolished.

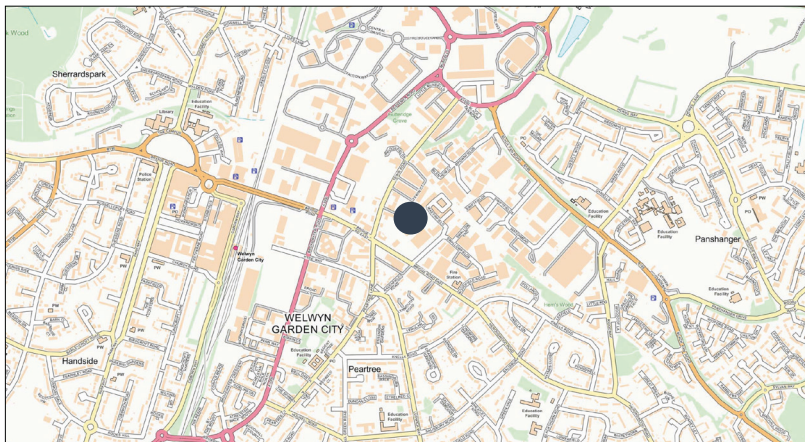
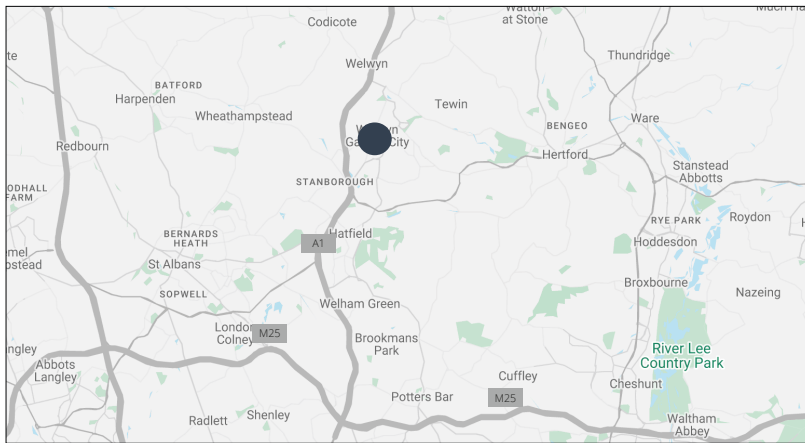


Computer Generated Images of Consented Development



Location

The site is accessed from Bridge Road East and Tewin Road and lies in an established industrial area. The location is well served by local and public transport infrastructure and is less than a mile from mainline overground station at Welwyn Garden City with trains serving London Kings Cross in under 30 minutes. Access to J23 of the M25 via A1M is approximately 10 miles to the south with a drive time of approximately 10 minutes.



Further Information

Tenure

The property is available freehold as an entire site or available in part from 0.5 acres alternatively pre-let and pre-sale development of bespoke buildings to suit specific requirements

Price

Upon application.

Viewing

Strictly by appointment by joint agents Levy Real Estate and Stimpsons.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

The property is elected for VAT.

Contacts

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