

Unit 10, Quadrant Park, Mundells, Welwyn Garden City, AL7 1FS

9,343 sq ft (867.99 sq m)

- Terraced unit on established estate
- Within 2.2 miles of the A1
- Clear height of 7.8m
- Generous parking and loading yard



Under Refurbishment

Location

The property is well located in an established trade / industrial area to the north east of Welwyn Garden City, within 1.4 miles of the Town Centre. The location benefits from close amenities and fronting the main arterial road through the town, the A1000.

Access to the regions arterial and motorway network is exceptional with the following routes nearby;

- A1 within 2.2 miles
- M25 is within 10 miles (Jct 23)
- A406 (North Circular) is within 6.2 miles
- A414 dual carriageway is within 2.9 miles (access Hatfield to the west & Hertford to the east)
- A10 is within 7.5 miles
- Central London within 28.5 miles

As well as road connections Welwyn's railway station is within 1.5 miles and provides a direct train into St Pancras with journey time of under 30 minutes.

Accommodation

We measured the premises on a GIA (Gross Internal Area) basis

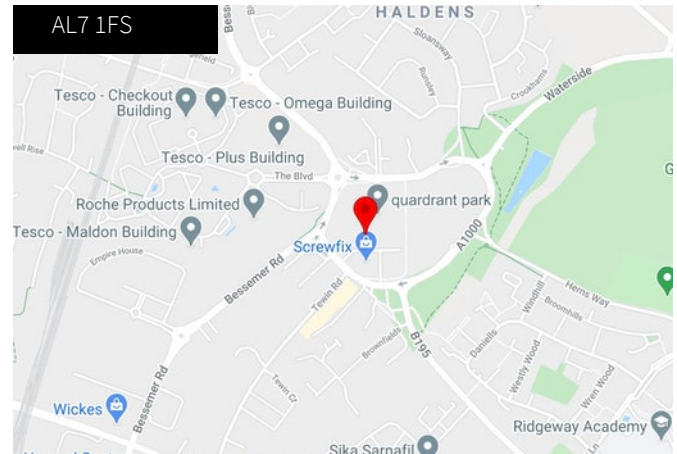
Description	Sq ft	Sq m
Warehouse/ Ancillary	7,890	733
First Floor Office	1,453	134.99
Total	9,343	867.99

Specification

- To be refurbished
- Clear height of 7.8m rising to 9m at the ridge
- Single up and over sectional doors (4m wide by 4.5m high)
- 3 phase power
- Generous parking
- Grade A first floor office accommodation
- Nearby occupiers include Toolstation, Screwfix, Howdens, Ocado and Royal Mail.

Property Information

Unit 10 is a terraced property forming part of a wider estate completed in the early 2000's. Constructed of steel portal frame with elevations of profile metal cladding and breezeblock under a pitched roof built to an institutional specification.



Rent

Rent on Application

EPC

This property has been graded as EPC exempt - Currently being constructed or undergoing major refurbishment.

Business Rates

Upon application

Service Charge

Available upon request

Viewing & Further Information

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