Unit 11 Quadrant Park

Mundells, Welwyn Garden City, AL7 1FS

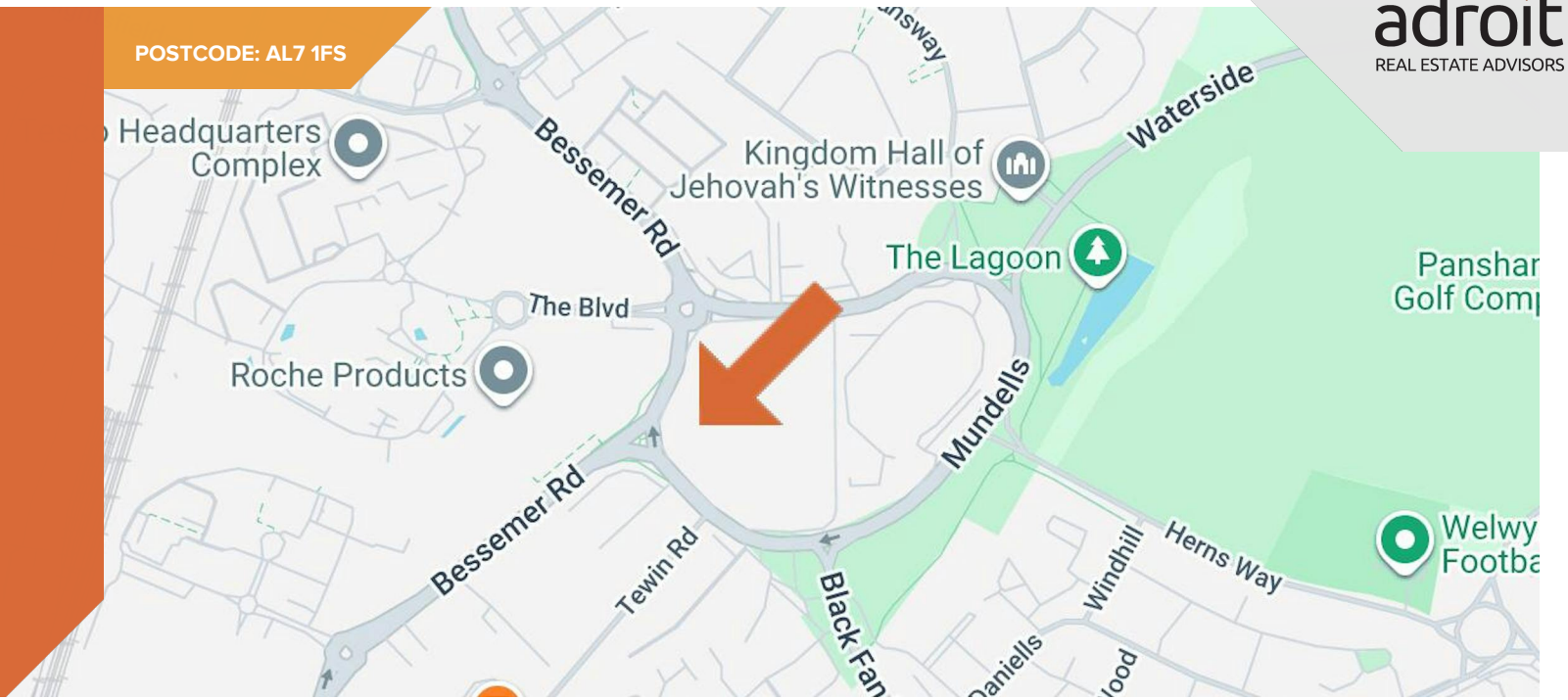
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TO LET

11,407 sq ft (1,059.74 sq m)

- Good quality estate
- Extensively refurbished
- 21 car parking spaces
- Dedicated yard area
- Prominent to Mundells Roundabout
- 7.8m Clear internal height
- Immediately available
- Solar Photovoltaics



Description

Unit 11 Quadrant Park is high quality prominent Ind warehouse unit in Welwyn Garden City. The unit offers modern standard accommodation with a clear internal height of 7.8m, dedicated yard and generous parking provision. The unit has been extensively refurbished and could suit a trade counter operation or regular industrial/warehouse operations.

Location

Welwyn Garden City lies approximately 26 miles north of Central London between Junctions 4 and 6 of the A1(M),with the M25 (J23) just 8 miles to the south. The A414 dual carriageway links directly to the M1 and M11.

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.

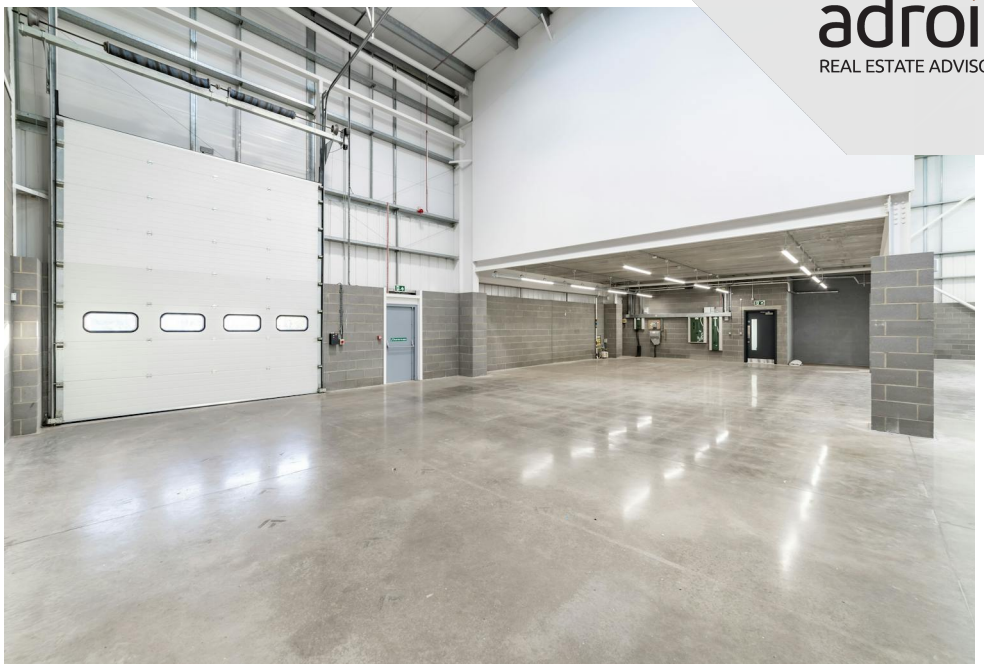
Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground	9,642	895.77
1st	1,765	163.97
Total	**11,407**	**1,059.74**

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Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

Available on request.

Availability

Further information is available upon request.

Service Charge

Upon application

Legal Costs

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

Business Rates

The property has a rateable value of £133,000 in the 2023 list, changing to £173,000 in the 2026 list with effect from the 1st April. The rates payable figure may be subject to transitional relief, potential occupiers are advised to contact the Local Rating Authority for confirmation.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors and JLL

Adroit Real Estate Advisors



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