Unit 4 Quadrant Park

Welwyn Garden City, AL7 1FS

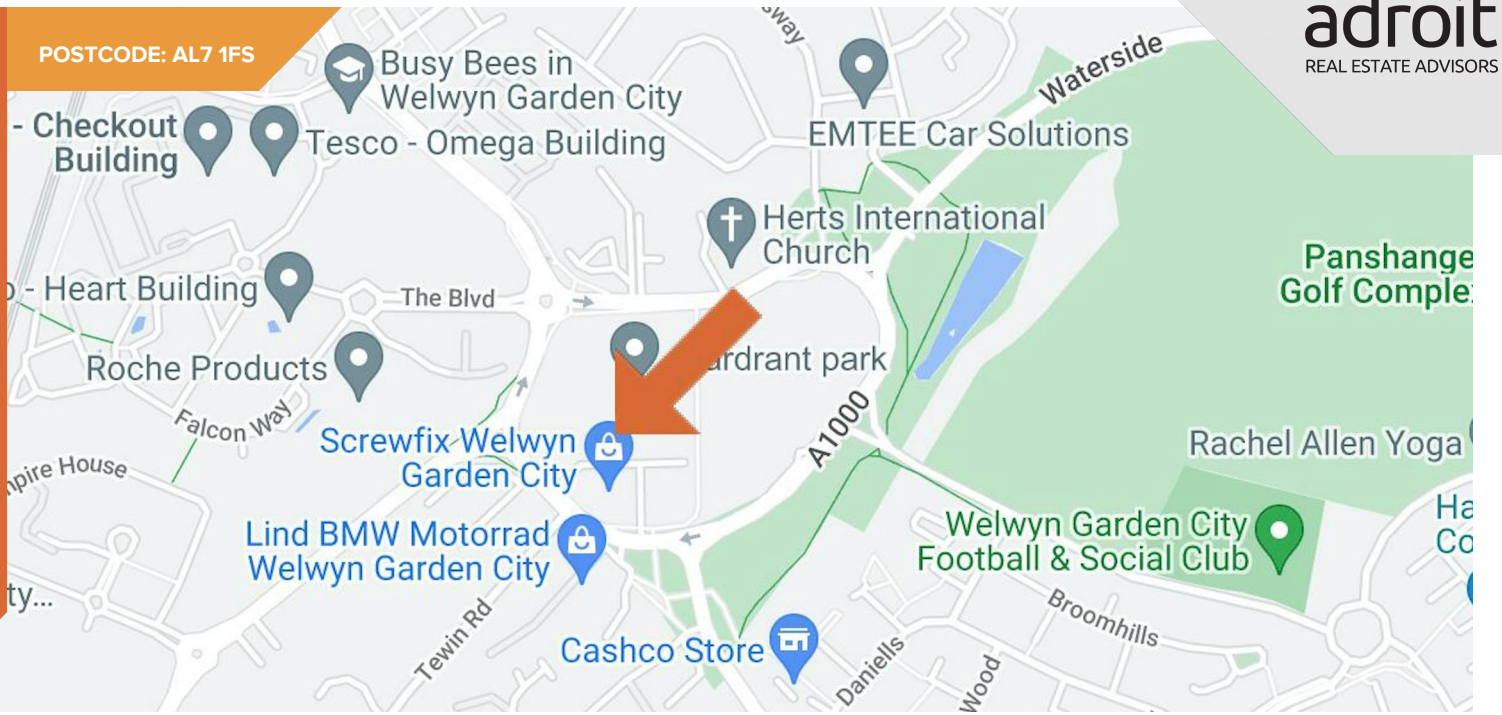
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TO LET

12,280 sq ft (1,140.85 sq m)

- 7.8m Clear Internal height
- High Quality Modern Estate
- High Quality Unit
- Extensively Refurbished
- Single level access loading door
- Fully fitted first floor offices
- Solar Photovoltaics



Description

Unit 4 is an end of terrace unit forming part of the Quadrant Park 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. Loading is via one level access loading door with clear height of 7.8m. There is fully fitted first floor office space including a kitchenette. Externally the property benefits from dedicated loading and parking provision.

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. A1 (junction 4) is 2.2 miles, whilst Junction 23 M25 is 10 miles to the South.

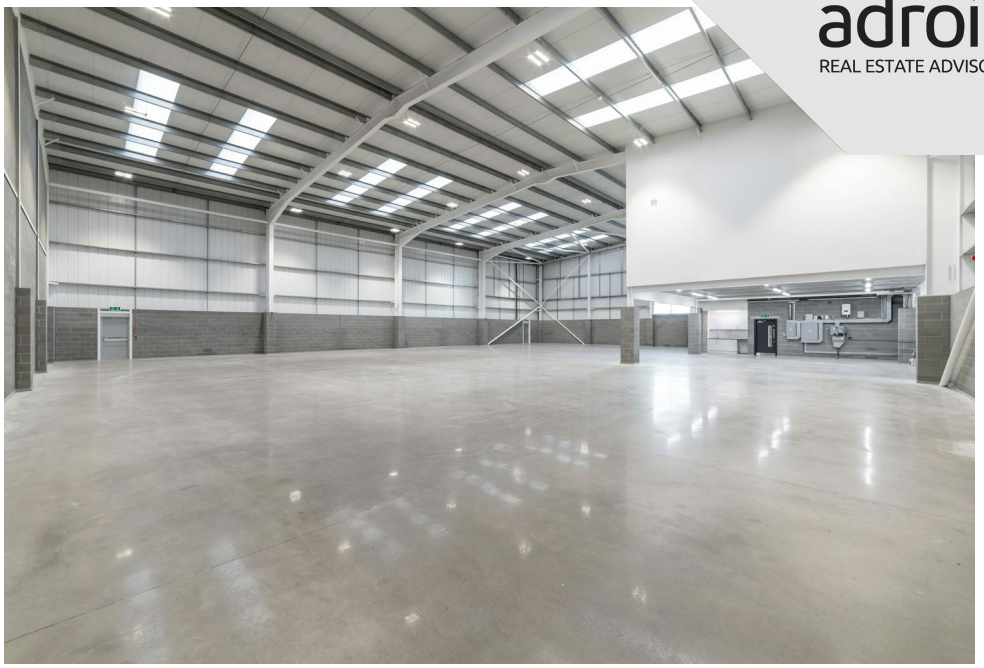
Accommodation

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

Description	sq ft	sq m
Warehouse/Ancillary	10,539	979.11
Office	1,741	161.74
Total	**12,280**	**1,140.85**

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Tenure

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

EPC

Available on request.

Availability

Available Immediately

Rent

£17 per sq ft

Service Charge

Further information is available upon request.

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 £142,000 in the 2023 list, changing to £185,000 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, JLL

Adroit Real Estate Advisors



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