

Unit 6 Martinfield Business Centre, Martinfield, Welwyn Garden City, AL7 1HG

To Let | 3,330 sq ft

Business Unit Comprising High Quality Office and Storage

Summary

- Rent: £43,500 per annum
- Business rates: £18,252 per annum
- VAT: Applicable
- EPC: D (95)
- Lease: New Lease

Description

The property comprises a self-contained mid terrace unit with a mix of brick and steel profile elevations and benefits from an exceptionally high quality fit out that warrants inspection as there are too many features to list.

Location

Martinfield Business Centre is located in the heart of Welwyn Garden City's main commercial area. The estate is a development of high quality modern business units and the town centre and railway station are within easy reach. Access is via Bridge Road East and then turning left into Swallowfields adjoining the B&Q Store and left again into Martinfield.

Junctions 4 and 5 of the A1(M) is approximately 2 miles away with the M25 a further 9 miles south from Junction 4. The mainline railway station is situated within the town centre and provides a regular 25 minute service to London Kings Cross.

Central London is circa 25 miles, London Heathrow airport is circa 32 miles, London Luton airport is circa 12 miles and London Stansted airport is circa 24 miles. The property is therefore well situated for major rail, road and air links.

Accommodation

Name	sq ft	sq m
Ground	2,050	190.45
1st	1,280	118.92
Total	**3,330**	**309.37**

Key Points

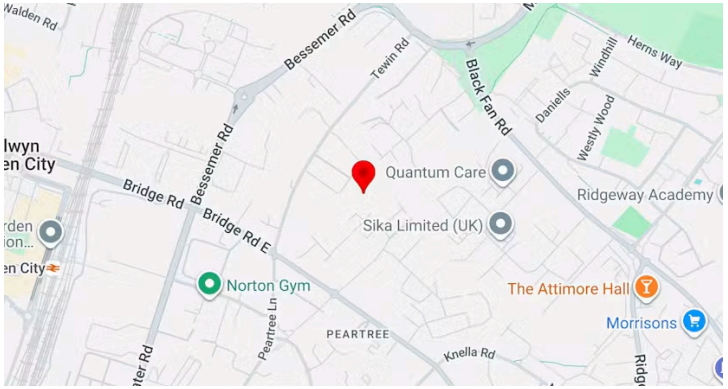
- Impressive full height reception
- High quality fully fitted offices
- Full height sectional up and over loading door
- Onsite parking
- Air conditioning and heating throughout

Terms

The property is available on a full repairing and insuring lease for a term to be agreed.

VAT

The property is VAT registered and therefore VAT will be charged on the rent and any service charge.



Further information

- View details on our website

Contact & Viewings



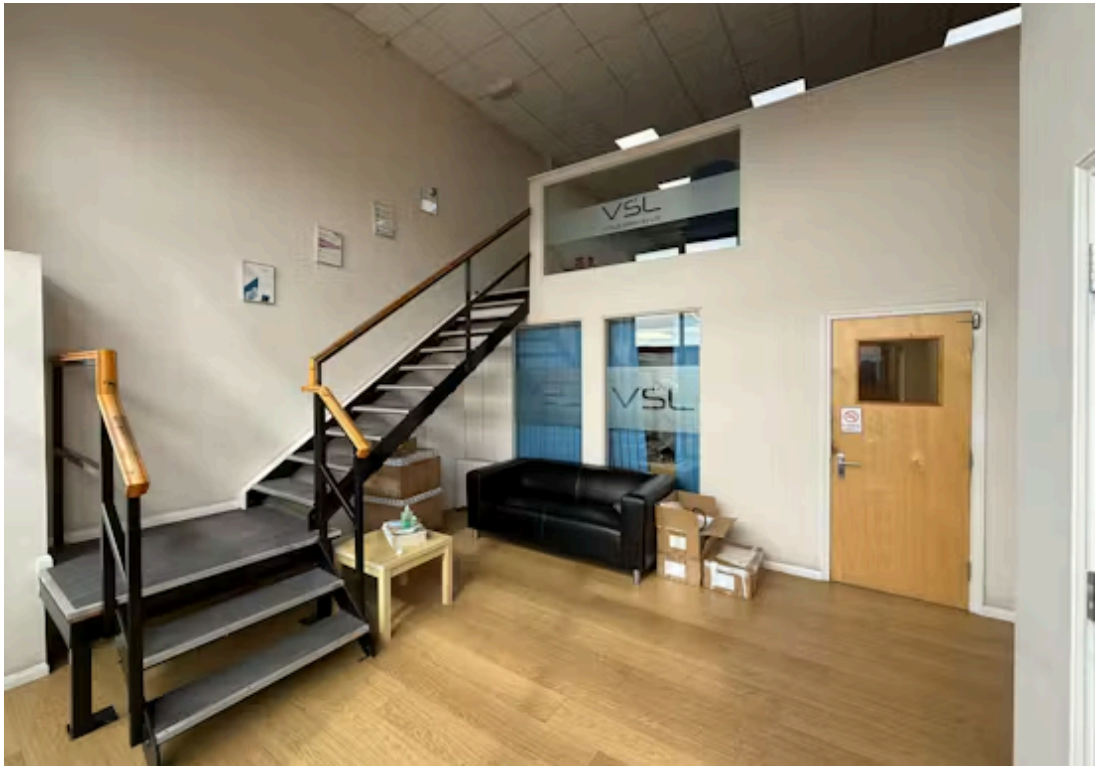
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Viewings

Strictly by appointment via sole agents.






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