Davies
01707 274237

Welwyn Garden City
Industrial
FOR SALE/TO LET



AN ATTRACTIVE 2-STOREY BUSINESS UNIT
2,896 SQ FT (GIA APPROX.)

Price: £575,000 + VAT
Rent: £38,000 p.a.

Unit 10 Bridgegate Centre
Welwyn Garden City
Hertfordshire
AL7 1JG

- Fully fitted for office use
- LED Lighting and Air-conditioning
- 10 parking spaces
- Main Industrial Location

Ref I24-14

UNIT 10 BRIDGEGATE CENTRE, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1JG

LOCATION
The attractively landscaped Welwyn Garden City is an affluent centre located between junctions 4 and 6 of the A1M approximately 25 miles north of Central London. The M25 is 8 miles to the south at South Mimms (Junction 23).

There is a fast train service to London Kings Cross with underground links at Finsbury Park.

Welwyn has a superb shopping centre with a major John Lewis department store and the Howard Centre.

The property is located in a small attractive development behind the B&Q store in Bridge Road East. This is in the centre of the principal commercial area with convenient access to the station and town centre.

ACCOMMODATION
A two-storey business building occupying an attractive mid-terrace position. The property is currently configured to provide workshop/storage accommodation with ancillary offices on the ground floor, together with open-plan offices at first-floor level.

The accommodation benefits from windows to both the front and rear elevations, providing efficient open-plan space which could be sub-divided to suit individual occupier requirements.

The specification includes LED lighting and air conditioning throughout.

The property offers flexibility for a range of commercial uses including office and showroom use.

The property was originally designed with a loading door serving the unit. The loading door remains in situ but has been internally boxed in as part of the installation of the first floor office works, with a structural support preventing it from being opened.

The loading door could potentially be reinstated for use, subject to appropriate structural alterations. The property is being offered in its existing condition and the owner does not currently propose to undertake these works. Prospective purchasers or occupiers should satisfy themselves as to the feasibility and cost of any alterations required.

FLOOR AREAS (approx. GIA)	Sq Ft
Ground Floor	1,448
First Floor	1,448
TOTAL	2,896
Car Parking Spaces	10

TERMS
The property is available for rent on a new lease term to be agreed or for sale freehold. Rent £38,000 p.a. Price £575,000. All terms are subject to VAT.

SERVICE CHARGE
There is currently no estate service charges.

BUSINESS RATES
Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £42,250.

Amount payable 43.2% for the y/e 31/3/26.

EPC
C (65)





For further information please contact Davies & Co on 01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.

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