Davies
01707 274237

Welwyn Garden City
Industrial
TO LET



MODERN SELF-CONTAINED INDUSTRIAL UNIT
1,053 SQ FT

Rent: £21,500 p.a.

Unit 8
Edge Business Park
Brownfields
Welwyn Garden City
Hertfordshire
AL7 1WX

- Fully fitted first floor offices
- WC and kitchen
- Fibre optic high- speed broadband connection
- 3 phase electrical supply
- 6.7m eaves height
- Mezzanine floor potential

Ref I17-13

UNIT 8, EDGE BUSINESS PARK, BROWNFIELDS, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1WX

LOCATION

Welwyn Garden City is an attractive centre situated approximately 25 miles north of central London, immediately to the east of the A1(M), with convenient access via junctions 4 and 6. The M25 (Junction 23 - South Mimms) is approximately 8 miles to the south and the A414 trunk road, which skirts the southern edge of the town, providing fast east-west links between the M1 at Hemel Hempstead and M11 at Harlow.

Brownfields is a turning directly off Black Fan Road (B195) within Welwyn Garden City's principle commercial district.

ACCOMMODATION

The unit provides ground floor warehouse accommodation, served with an electric loading door, separate pedestrian access, and fully fitted first floor offices with a WC and kitchen.

FLOOR AREAS (approx. GIA)	Sq Ft
Ground Floor	733
First Floor	320
TOTAL	1,053
Car Parking Spaces	2

TERMS

Available to let on a new lease for a term to be agreed linked to the surrender of the existing lease.

Rent £21,500 per annum plus VAT. There will be fixed 10% upward rent reviews every 3 years.

A rent deposit equivalent to 6-months rent plus VAT will need to be lodged as security.

SERVICE CHARGE

There is an estate service charge to cover the annual costs of maintaining the common parts of the estate and services of £750 per annum capped on the annual cost.

BUSINESS RATES

Not yet assessed. Please see the Valuation Office Agency Website (www.voa.gov.uk).

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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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