



HIGH QUALITY INDUSTRIAL PREMISES 1,687 SQ FT

Rent: £28,545 p.a.

7 Little Ridge
Ridgeway
Welwyn Garden City
Hertfordshire
AL7 2BH

- Modern Development
- 2 Parking Spaces plus Communal Car Park
- Small External Area to Rear
- Recently Refurbished Internally and Externally.

7 LITTLE RIDGE, RIDGEWAY, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 2BH

LOCATION

Offering an attractive landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies including Roche, Paypoint and Tesco.

The town lies approximately 20 miles north of Central London between Junctions 4 and 6 of the A1(M) with the M25 just 7 miles to the south. In addition the A414 dual carriageway provides a fast and convenient east-west link to the M1 at Hemel Hempstead and the M11 at Harlow.

Welwyn offers a fast electrified train service to Kings Cross/ St Pancras the UK's leading transport hub and also Moorgate with underground links at Finsbury Park.

Welwyn Garden City has a particularly attractive town centre including a major John Lewis store.

ACCOMMODATION

A single-storey light industrial/warehouse space, arranged as one principal operational area with a toilet block located to one side at the front. The unit benefits from a loading door.

The building is of a clad / brick construction.

To the rear, there is a small secure external area.

There is a communal car park at the rear of the estate.

FLOOR AREAS (approx. GIA)

Sq Ft

TOTAL	1,687
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TERMS

Available on a new lease for a term to be agreed.

Rent £28,545 per annum plus VAT.

SERVICE CHARGE

There is a small estate service charge for the upkeep of the external common parts.

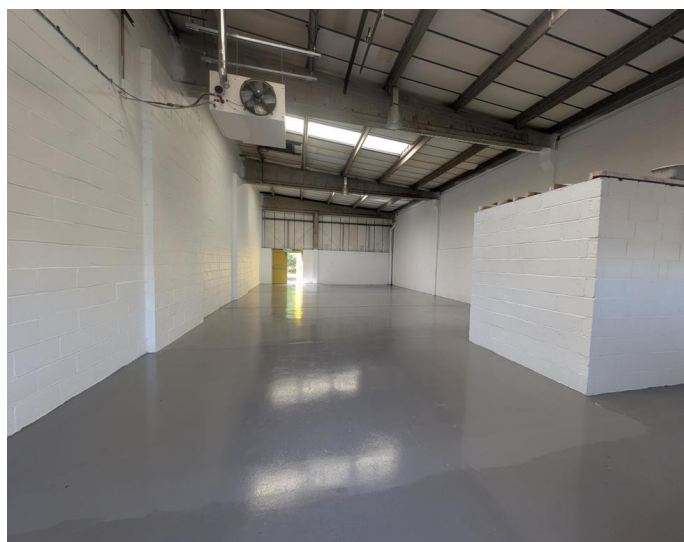
BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £21,500.

Rates payable approx. 43.2% for the y/e 31/3/2027.

EPC

E(115)



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-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

**Davies
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