Davies Hiller
01707 274237

Welwyn Garden City
Industrial
TO LET

HIGH QUALITY INDUSTRIAL PREMISES
3,612 SQ FT (GIA) APPROX.

Rent: £55,995 p.a.

3 Little Ridge
Welwyn Garden City
Hertfordshire
AL7 2BH

- Modern Development
- Dedicated Parking Spaces
- Recently Refurbished Internally and Externally
- Overflow Parking Available

Ref I31-14 (B)

3 LITTLE RIDGE, 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 UKs 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
The unit comprises a single-storey light industrial/warehouse space, arranged as one principal operational area with additional stores and office rooms located to one side at the front.

The building is of a clad brick construction with no internal columns.

There is a small external area to the rear that could be used for additional storage or for locating plant.

The whole unit has been refurbished and is ready for a tenant to take occupation.

Brand new air conditioning (hot and cold) has been installed in the offices.

The estate benefits from 24/7 access and a communal car park at the rear of the units that is operated on a first come first served basis.

FLOOR AREAS (approx. GIA)	Sq Ft
Ground Floor	3,612
TOTAL	3,612
Car Parking Spaces	4

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

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 £51,500.

Rates payable approx. 48% for the y/e 31/3/2027.

EPC
C - 72

KVA CAPACITY
The property benefits from a three phase power supply. The capacity is being confirmed.

OTHER INFORMATION
Unless otherwise stated all prices, rent or other stated costs are subject to VAT.

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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