



MODERN 2-STOREY BUSINESS UNIT
2,416 SQ FT (GIA) APPROX.

Rent: £30,000 p.a.

Unit 2 Bridge Gate Centre
Martinfeld
Welwyn Garden City
Hertfordshire
AL7 1JG

- Refitted first-floor office accommodation
- Air conditioning and central heating
- Loading door and ground-floor storage/office accommodation
- Solar panels
- To be redecorated and recarpeted upon expiry of the current lease

UNIT 2 BRIDGE GATE CENTRE, MARTINFIELD, WELWYN GARDEN CITY, HERTS, 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 modern two-storey terraced business unit.

The first floor has been refitted as office accommodation and benefits from air conditioning, radiator central heating, perimeter trunking and suspended ceilings with recessed LED lighting. The accommodation includes a boardroom and two executive offices, with double-glazed partitioning incorporating blinds.

The ground floor provides a mix of office and storage space, together with a loading facility to the front accessed via an electric loading door. The accommodation has suspended ceilings with fluorescent lighting, three-compartment trunking with double socket outlets, and part-carpeted, part-painted floors.

The space is to be redecorated and recarpeted upon expiry of the current lease, providing a fresh finish for the incoming occupier.

Heating, lighting and power distribution are provided throughout, together with WC facilities on both the ground and first floors.

The property also benefits from solar panels.

There are three allocated parking spaces, with the loading apron providing additional space to accommodate a fourth vehicle.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £30,750.

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

EPC

E(109)



For further information please contact Davies Hiller on 01707 274237

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FLOOR AREAS (approx. GIA)

	Sq Ft
Ground Floor	1,224
First Floor	1,192
TOTAL	2,416

TERMS

Available on a new lease for a term to be agreed from January 2027. Rent £30,000 per annum.

Rent and other property outgoings are subject to VAT.

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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