UNIT 7 LITTLE RIDGE WELWYN GARDEN CITY

AL7 2BH

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brasierfreeth.com

1,687 sq. ft modern factory/warehouse unit | To Let

7 LITTLE RIDGE
WELWYN GARDEN CITY
AL7 2BH

Industrial Unit
TO LET

KEY DETAILS

- Modern unit
- 2 dedicated parking spaces
- Useful external yard to the rear
- Recently refurbished internally and externally

DESCRIPTION

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 unit benefits from a full-height sectional loading door.

The building is of concrete frame construction with elevations of insulated cladding above facing brickwork.

To the rear, there is a small dedicated external area which could be used for the location of plant or further outside storage.

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.

ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	156.72	1,687

This floor area is approximate and has been calculated on a gross internal basis.

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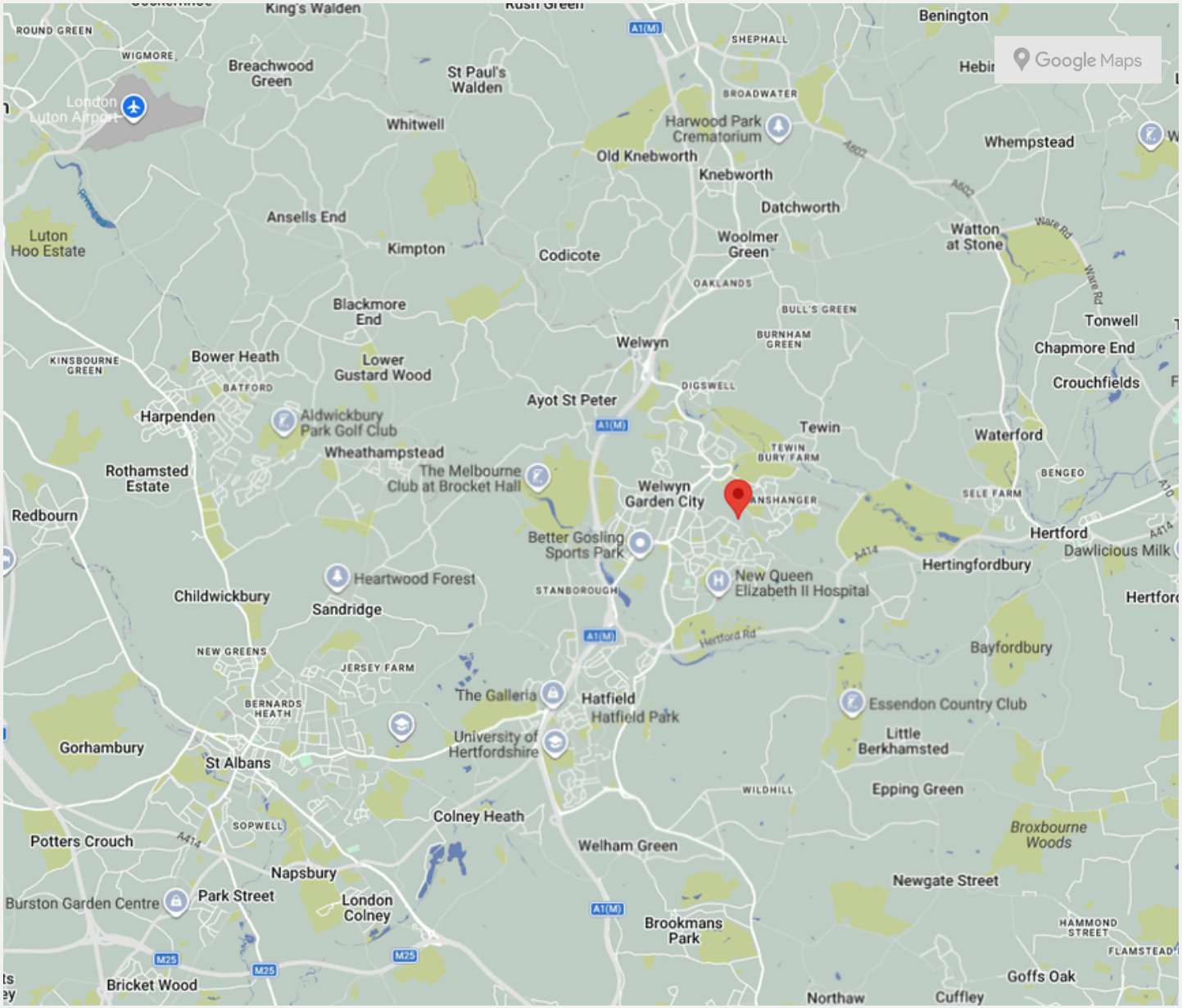

LOCATION

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.

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TERMS

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

RENT

£28,545 per annum exclusive.

SERVICE CHARGE

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

EPC

C 68.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £21,500. The rates payable will be a proportion of this figure. For rates payable please refer to Welwyn Hatfield Council, 01707 357 000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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