LITTLE RIDGE

WELWYN GARDEN CITY, AL7 2BH

Comprehensively Refurbished Industrial/Warehouse Units



TO LET

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Photo Gallery

Refurbished space. Ready for business.



AT A GLANCE

Little Ridge provides refurbished industrial and warehouse accommodation in Welwyn Garden City, with a choice of layouts to suit a variety of business requirements.

The units offer practical operational space and supporting facilities, including office accommodation in selected units. Loading access and on-site parking support day-to-day operations, while 24-hour, 7-day estate access gives occupiers added flexibility.

Located close to the A1(M), Little Ridge offers convenient connections to the wider regional and national road network. It provides a practical base for businesses looking to establish, relocate or grow their operations.

KEY FEATURES

- Comprehensively refurbished units
- Practical industrial and warehouse accommodation
- Office accommodation in selected units
- **24-hour, 7-day** estate access
- Loading access
- Dedicated parking and access to communal parking
- Convenient access to the **A1(M)** and wider motorway network



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WELL CONNECTED FOR BUSINESS

Little Ridge is located in Welwyn Garden City, with convenient access to the A1(M) and connections to the wider regional and national road network.

The A414 links to the M1 at Hemel Hempstead and the M11 at Harlow, while the M25 at Junction 23 is approximately 6 miles away. London is around 24 miles away, and trains from Welwyn Garden City station reach King's Cross in approximately 30 minutes.

CONNECTIVITY

A1(M): convenient access from the estate

M25, **Junction 23:** approximately 6 miles

London: approximately 24 miles

King's Cross: around 30 minutes by train from Welwyn Garden City station

REFURBISHED SPACE FOR A RANGE OF BUSINESS NEEDS

Little Ridge offers refurbished industrial and warehouse accommodation with practical layouts and useful supporting facilities.

Across the estate, features include loading access, full-height loading doors to selected units, dedicated and communal parking, and 24-hour, 7-day access. Some units also benefit from stores, kitchen facilities and dedicated office areas, providing useful space for administration and day-to-day operations.

CURRENT AVAILABILITY

UNIT	DESCRIPTION	SQ FT	SQ M
3	Industrial/ Warehouse	3,030	281.50
	Offices	582	54.07
	Total	**3,612**	**335.57**
7	Industrial/ Warehouse	1,687	156.72
	Total	**1,687**	**156.72**
12	**UNDER OFFER**	3,503	325.44





TO LET



LITTLE RIDGE

A Little More for Your Business

Find Your Space at Little Ridge

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

RENT: On application.

EPC: An Energy Performance Certificate is available on request.

LEGAL COSTS: Each party is responsible for its own legal costs incurred in the transaction.







VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the joint letting agents.

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