UNIT 3 LITTLE RIDGE
WELWYN GARDEN CITY
AL7 2BH

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3,612 Sq.ft high quality industrial premises| To Let

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KEY DETAILS

- Modern development
- Dedicated parking spaces
- Recently refurbished internally and externally
- Overflow parking available

DESCRIPTION

The unit comprises a single storey factory/warehouse arranged in clear space with no internal columns. It incorporates offices and WC's which present very well. To the rear is a small, enclosed yard that can be used for additional storage of for locating plant.

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

Brand new air conditioning (heating and cooling) 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.

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Industrial Unit

TO LET

ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor	335.60	3,612

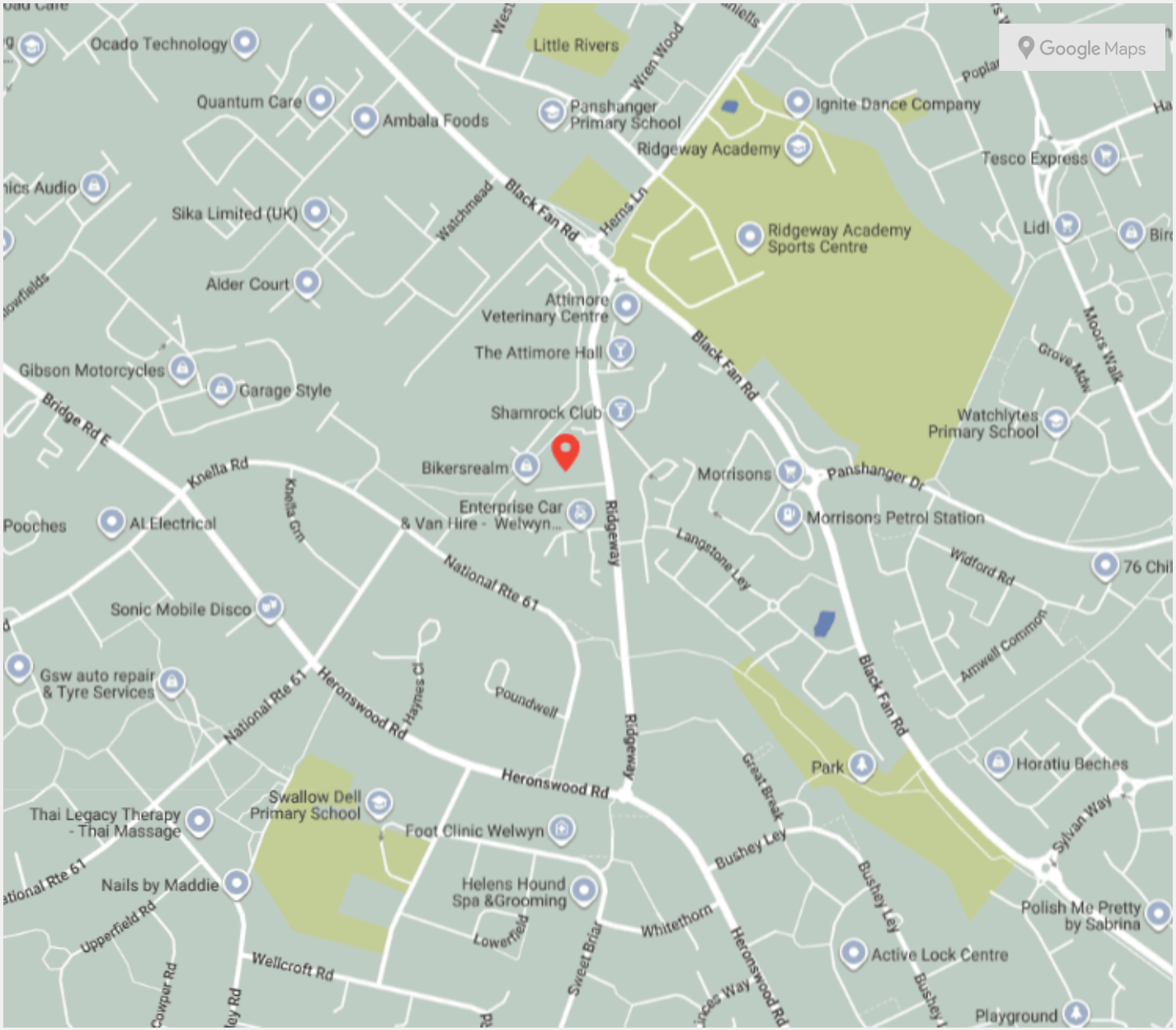
This floor area is approximate and has been calculated on a gross internal basis.

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

£55,995 per annum exclusive.

SERVICE CHARGE

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

EPC

C 72. Further details upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £51,500. 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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