

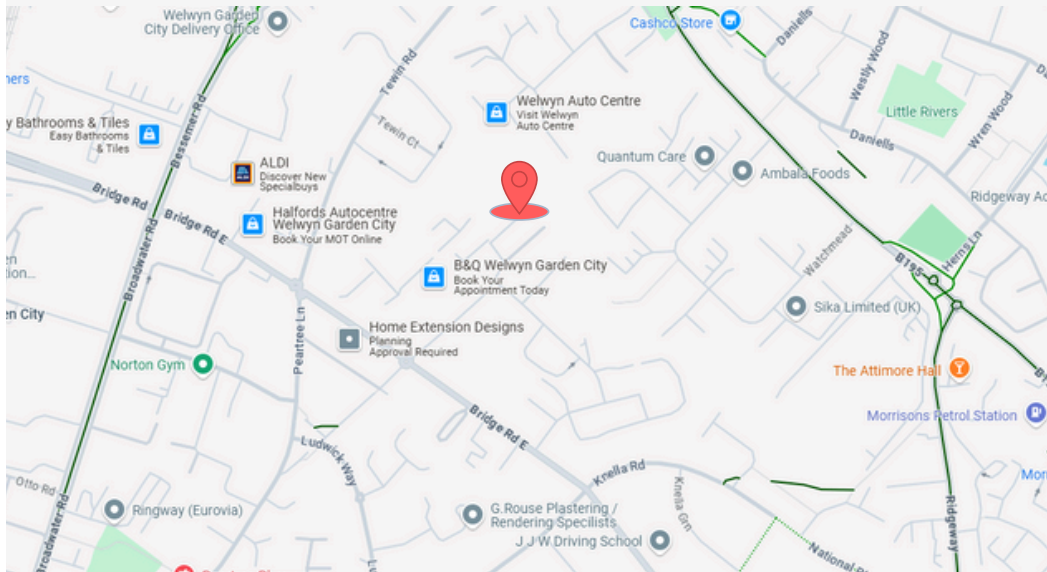
Unit 7 Bridge Gate Centre | Welwyn Garden City | AL7 1JG

Industrial Unit To Let | 2,414 Sq.ft



Key features

- Recently refurbished
- Central industrial location
- End of terrace position
- Air-conditioning
- LED lights
- Roller shutter door
- 8 car parking spaces



For viewings contact

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Description

Comprising a two storey end of terrace industrial unit, arranged as a workshop/store with ancillary offices on the ground floor and open plan offices to the first floor. Externally there are 8 car parking spaces.

Accommodation

Ground floor	1,207 Sq.ft	112.13 Sq.m
1st floor office	1,207 Sq.ft	112.13 Sq.m
TOTAL	 2,414 Sq.ft	 224.26 Sq.m

These floor areas are approximate and have been calculated on a gross internal basis.

Location

Welwyn Garden City is conveniently located between junctions 4 and 6 of the A1M approximately 25 miles north of central London. The M25 (J23) is 8 miles to the south at South Mimms.

Additionally, there is a fast train service to London Kings Cross with intermediate underground links at Finsbury Park.

The property forms part of a small attractive development located behind the B&Q store in Bridge Road East. This is in the centre of the principal commercial area of the town within walking distance of the station and town centre.

Rates

The VOA website shows an entry in the current Rating List of £30,250. The rates payable will be a proportion of this figure.

For rates payable please refer to the Local Rating Authority, Welwyn Hatfield Borough Council – 01707 357000.

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

EPC

The property has an EPC rating of E111. Details available upon request.

Tenure

The property is offered on a new lease on terms to be agreed.

Rent

£34,000 per annum exclusive.

Legal costs

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

VAT

The property is VAT registered.