

# Unit 2, A1(M) Business Centre,

Dixons Hill Road, Welham Green, AL9 7JE

**adroit**  
REAL ESTATE ADVISORS



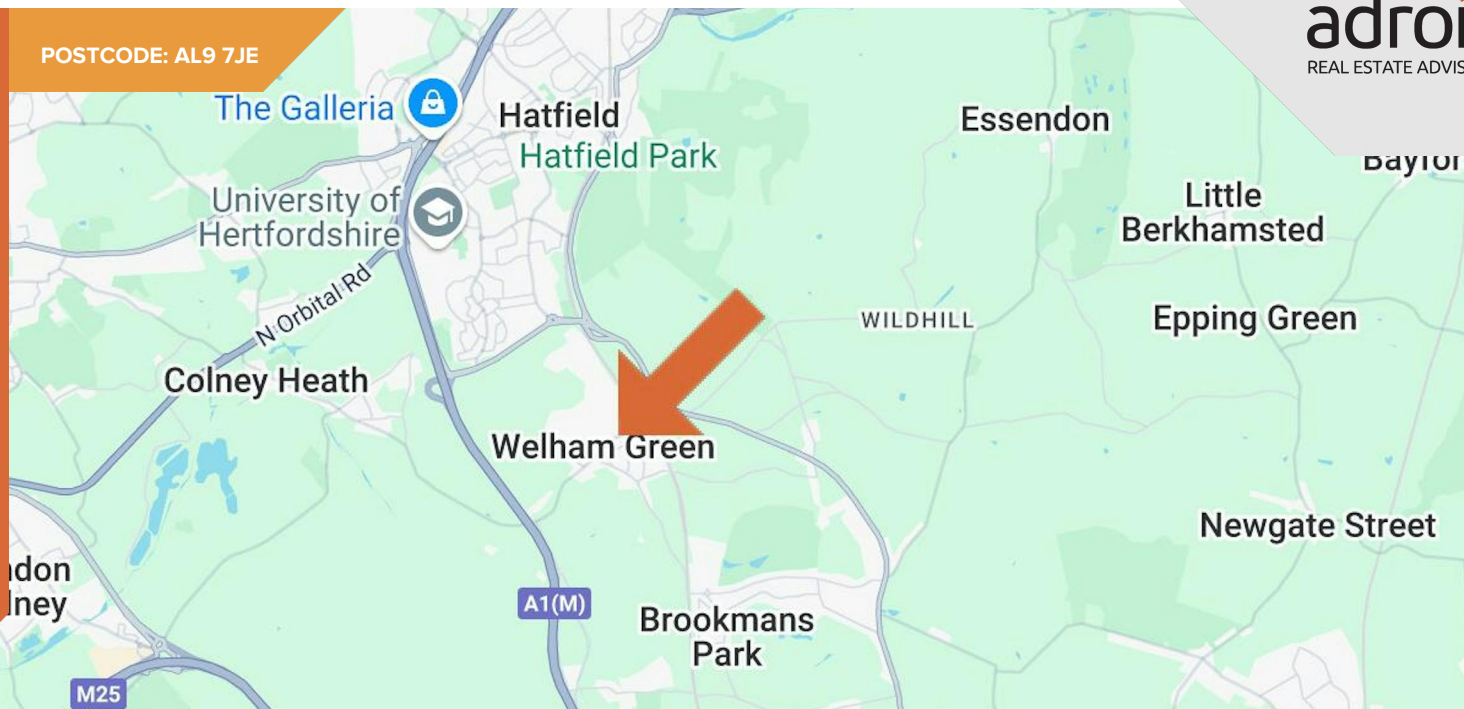
**TO LET**

**6,826 sq ft** (634.16 sq m)



POSTCODE: AL9 7JE

- 6.5m eaves height
- To be completely refurbished
- Dedicated yard and parking
- Good value space
- Easy access to the A1 and South Mimms J23 M25
- 5 mins walk from Welham Green Station
- Prominent position facing Dixons Hill Road
- Single ground level loading door



## Description

Unit 2 is a mid terraced unit of portal frame construction with brick elevations. A total of 18 car parking spaces are located to the side and rear of the unit. Loading is via a single ground level up and over loading door and the warehouse benefits of an eaves height of 6.5m.

## Location

The unit is prominently positioned to the front of the Welham Green industrial area at the junction of Travellers Lane and Dixons Hill Road. Welham Green offers easy access to both the A1(M) and M25.

Welham Green Railway Station is a short distance from the estate offering services to London Kings Cross in approximately 30 mins.

## Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft
Ground - Warehouse and Ancillary	5,596
1st - Office	1,230
<b>Total</b>	<b>6,826</b>

## Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

## EPC

Available on request.

## Availability

Further information is available upon request.

## Rent

£15.50 per sq ft

## Service Charge

Further information is available upon request.

## Legal Costs

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

## Business Rates

Further information is available upon request.

## Viewings

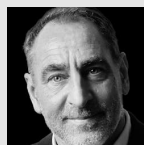
Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, Colliers

## Adroit Real Estate Advisors



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