

FOR SALE / TO LET

Open Storage Site with Warehouse / Vehicle Maintenance Unit and Separate Office
1.133 Acres / 9,392 sqft



CENTRAL, MARTINFIELD
WELWYN GARDEN CITY AL7 1HG

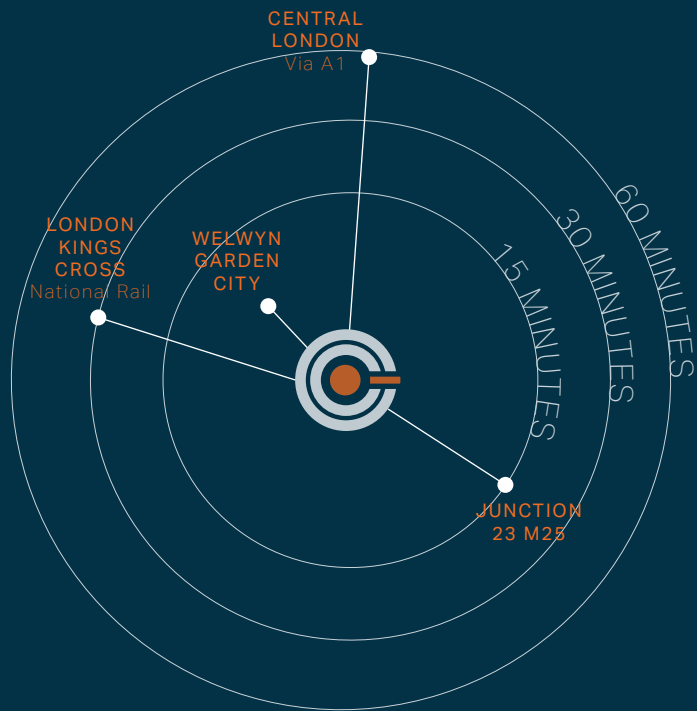
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LOCATION

The site is located on Martinfield which is accessed from Swallowfields and the main Bridge Road East in an established industrial area. The location is well served by local and public transport infrastructure and is less than 1 mile to the mainline overground station at Welwyn Garden City with trains serving London Kings Cross in under 30 minutes. Access to Junction 23 of the M25 via A1M is approximately 10 miles to the south with a drive time of approx. 15 minutes.

TRAVEL TIMES





ACCOMMODATION

The property forms a majority open storage facility with separate warehouse facilities and office building. The surface is generally level, comprising of a mixture of concrete and tarmac and has a single access point to Martinfield.

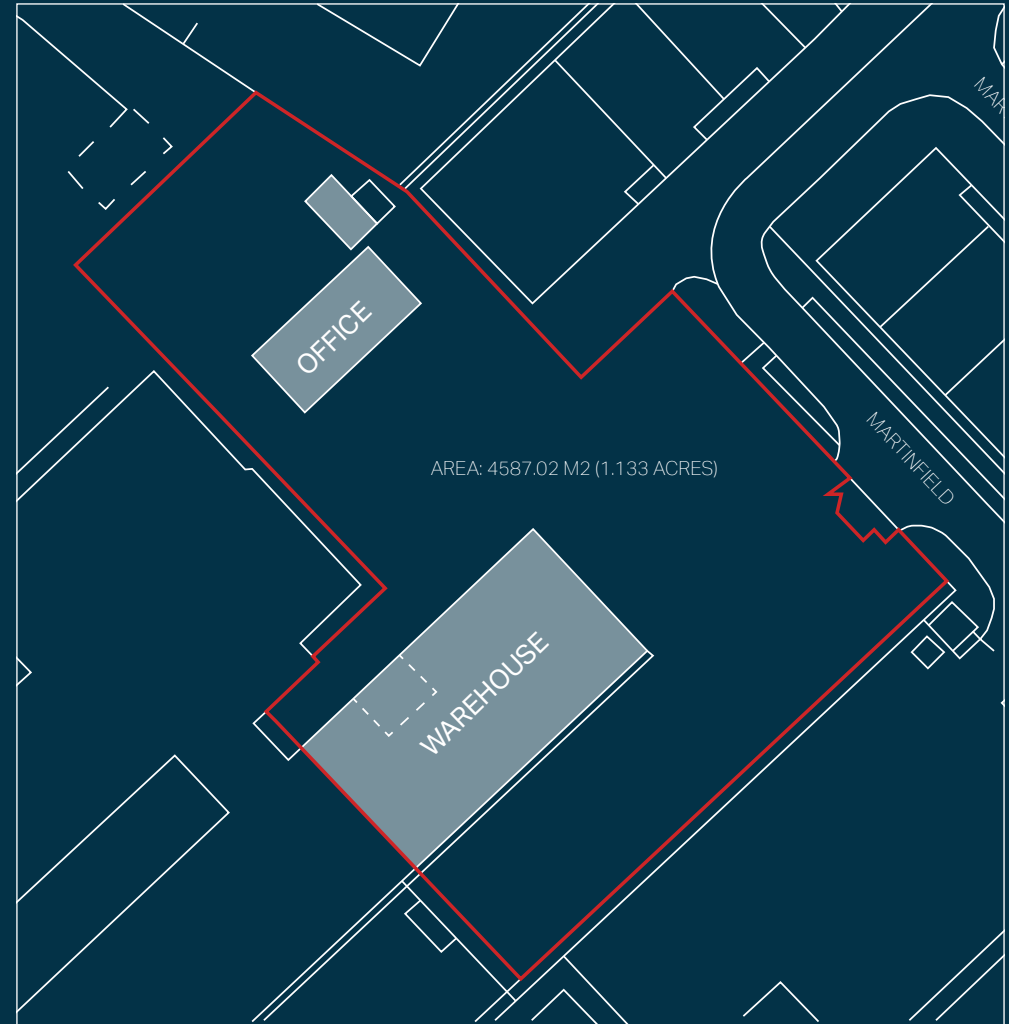
Warehouse / Vehicle Maintenance Unit - 7,748 sq ft

The unit comprises a 7,748 sqft storage / vehicle maintenance facility with six level access doors and a small first floor office / amenity provision.

Office Building – 1,644 sqft

The office accommodation comprises a single storey office block separated into a modular configuration.

| Description | Size |
|------------------------|--------------------|
| Open Storage | 39,961 sq ft |
| Warehouse | |
| Ground Floor | 7,261 sq ft |
| First Floor | 487 sq ft |
| Total | 7,748 sq ft |
| Office Block | 1,644 sq ft |
| Total Site Area | 1.133 acres |



Not to scale, indicative only



Eaves Height
5m rising to 7.6m



Separate Office
Block



Secure gated
site



Established Industrial
Location





FURTHER INFORMATION

TENURE

The premises are available for sale freehold or by way of a new lease for a term to be agreed.

The lease will be contracted outside the 1954 Landlord & Tenant Act (Part II) as amended.

PRICE / RENT

Upon Application.

BUSINESS RATES

The rateable value from 1st April 2023 to be assessed.

Interested parties are advised to make their own enquiries with Welwyn Hatfield Borough Council rates department.

VIEWINGS

Strictly by appointment by joint agents Levy Real Estate and Stimpsons.

LEGAL COSTS

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

EPC

Available on request.

VAT

The property is elected for VAT.

CONTACTS



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