



MODERN BUSINESS UNIT WITH OFFICES AND MEZZANINE 2,335 SQ FT

Rent: £27,500 p.a.

Unit 6
Bridgeway Centre
Welwyn Garden City
Hertfordshire
AL7 1JG

- Large shutter door
- Modern construction
- Parking included
- Immediately ready to occupy (subject to legal formalities)

UNIT 6, BRIDGEGATE CENTRE, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1JG

Location

The property is located in a small modern development behind the B&Q store in Bridge Road East. This offers convenient access to the station and town centre.

WELWYN GARDEN CITY

Offering an attractive landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies including Ocado, Roche 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 and Moorgate with underground links at Finsbury Park.

Welwyn Garden City has a particularly attractive town centre including a major John Lewis store.

Accommodation

A modern business building situated in a terrace of similar units providing accommodation on two floors suitable for a variety of business uses.

On the ground floor the front entrance lobby gives access to a stairway and storage and workshop areas. At the rear of the premise there is a tea point and WC.

There is a full height loading door and loading bay with a mezzanine floor set back and then extending throughout the building.

The first floor is primarily an open plan storage area with a fully fitted partitioned office having a suspended ceiling and fluorescent lighting and windows to the front.

There is a gas fired boiler serving radiators to the offices.

Floor Areas (approx. GIA)	Sq Ft
Ground Floor	1,250
First Floor	1,085
TOTAL	2,335
Car Parking Spaces	4

Tenure

The property is available to let on a new lease for a term to be agreed linked to the surrender of the existing lease.

Rent £27,500 per annum.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £19,750.

Other Information

Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified).

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies of prospective purchasers..

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.
Energy Performance Certificate: Category E (107)

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.



Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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Davies
01707 274237