



Central

Martinfield, Welwyn Garden City, AL7 1HG

**Open Storage Site with
Vehicle Maintenance Unit /
Warehouse Unit and
separate Office Block.
Totalling 1.133 Acres**

1,644 to 9,392 sq ft

(152.73 to 872.55 sq m)

- Low Site Coverage
- Separate Office Block
- Vehicle Maintenance Unit
- Good Transport Links
- Secure Gated Site
- Established Industrial Location
- Rare Opportunity

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Summary

Available Size	1,644 to 9,392 sq ft
Business Rates	N/A
VAT	Applicable
EPC Rating	D

Description

Central, Martinfield forms a majority open storage facility with separate warehouse / Vehicle maintenance 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. The site also benefits from a separate Office block

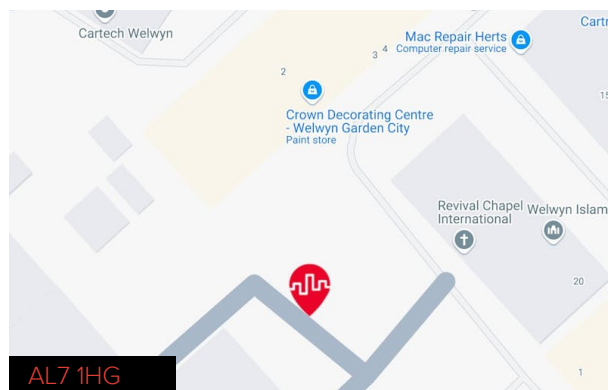
Location

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Office	1,644	152.73	Available
Building - Vehicle Maintenance Unit	7,748	719.81	Available
Outdoor - Total Site Area	49,353.48	4,585.09	Available



Viewing & Further Information

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