

TRITIUM

A DEVELOPMENT BY

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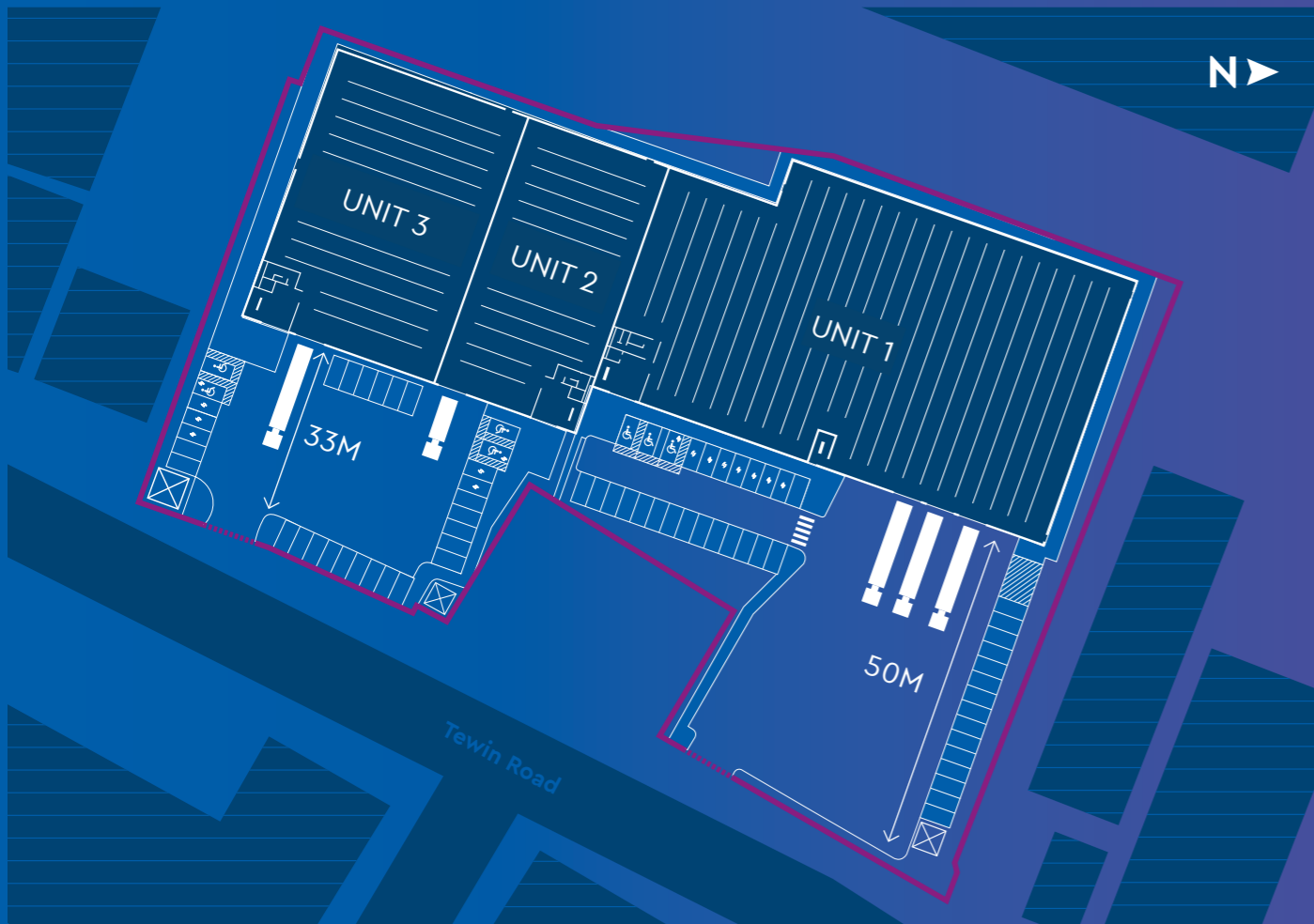
WELWYN GARDEN CITY, TEWIN ROAD, AL7 1BD



PRIME INDUSTRIAL
LOGISTICS DEVELOPMENT

13,396 SQ FT – 71,247 SQ FT

TO LET



SPECIFICATION



10m - 12m
Clear Internal Height



Employee
Shower Facilities



Dedicated Pedestrian
and Cycle Access



180 - 500KVA
Power



ECO INITIATIVES



20% EV
Charging Points



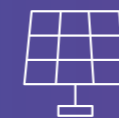
Target BREEAM
'Excellent'



10% Roof Lights to
Increase Natural Light



Target
EPC A



Solar PV
Panels



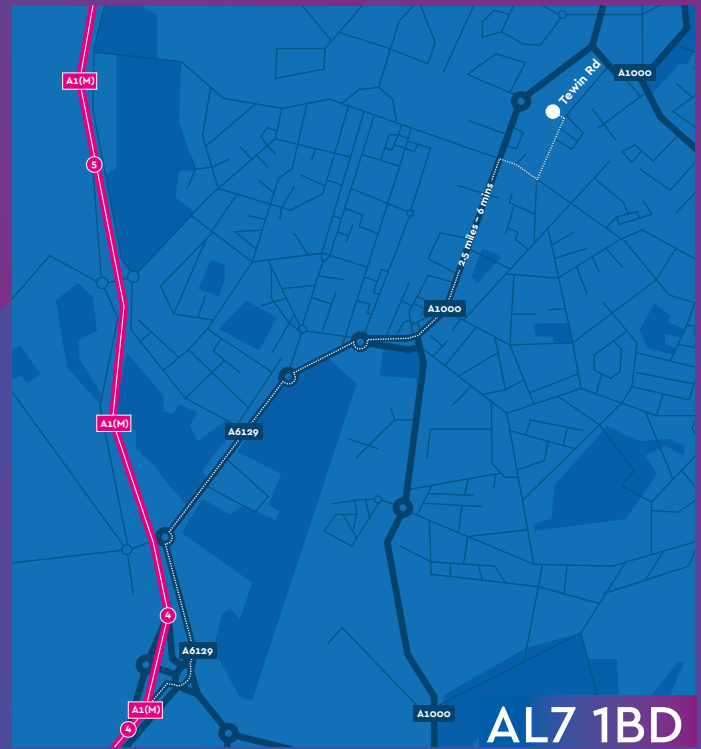
Translucent Panels
to Warehouse

The new development will consist of three Grade A warehouses of 39,876 sq ft, 13,396 sq ft and 17,976 sq ft. Ready for occupation in Q2 2023, the units will be available on a Leasehold basis only, and will provide best in class warehouse accommodation with superb environmental credentials.

ACCOMMODATION

Unit	Ground Floor*	First Floor*	Total*	Clear Internal Height	Parking Spaces
1	35,479	4,397	39,876	12	40
2	11,629	1,766	13,396	10	13
3	15,801	2,175	17,976	10	18

*Approximate GEA Sq Ft Floor Areas



LOCATION

Trinium is a brand new development situated on Tewin Road within the well established Mundells Industrial area of Welwyn Garden City. The location of this development allows easy pedestrian access into the town centre. The site also benefits from being within close proximity to J4 of the A1(M) providing access to the national motorway network.

CONNECTIVITY

CAR	MILES	TIME
M25 J23	9.6	12 mins
Luton Airport	13.7	25 mins
M1 J10	13.9	26 mins
Stansted Airport	26.7	35 mins
London	25.7	45 mins
Milton Keynes	37.2	50 mins
Felixstowe Port	85.2	1 hour 40 mins
Birmingham	101.0	1 hour 50 mins

TERMS

New FRI Lease available direct from the Landlord.

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FURTHER INFORMATION & VIEWINGS

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