



**ATTRACTIVE BUSINESS UNIT
IN A PRIME INDUSTRIAL LOCATION
2,414 SQ FT**

Rent: £34,000 p.a.

**Unit 7 Bridgegate Centre
Welwyn Garden City
Hertfordshire
AL7 1JG**

- End of Terrace Position
- Air Conditioning
- LED Lights
- Shutter Door
- Recently Refurbished
- 8 car spaces

UNIT 7 BRIDGEGATE CENTRE, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1JG

Location

The attractively landscaped Welwyn Garden City is an affluent centre located between junctions 4 and 6 of the A1M approximately 25 miles north of Central London. The M25 is 8 miles to the south at South Mimms (Junction 23).

There is a fast train service to London Kings Cross with underground links at Finsbury Park.

Welwyn has a superb shopping centre with a major John Lewis department store and the Howard Centre.

The property is located in a small attractive development behind the B&Q store in Bridge Road East. This is in the centre of the principal commercial area with convenient access to the station and town centre.

Accommodation

A two storey business building in an attractive end terrace position. It is currently configured as a workshop / store with ancillary offices on the ground floor and open plan offices upstairs. There are windows to the front and side elevations.

The accommodation features LED lighting and conditioning throughout.

It's capable of being adapted to a range of uses including light industrial, servicing, storage and office use.

Floor Areas (approx. GIA)	Sq Ft
Ground Floor Offices	1,207
First Floor Offices	1,207
TOTAL	2,414
Car Parking Spaces	8

Tenure

The property is available for rent on a new lease term to be agreed.

VAT is payable

Service Charge

There are currently no estate service charges.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £30,250.

Rates payable approx. 49.9% for the y/e 31/3/2026.

Legal Costs

Each party to cover their own legal costs.

EPC

EPC: Category C (72)

Other Information

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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.



For further information please contact:

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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.