

# TO LET

2,123 Sq Ft (197.23 Sq M)

- Ground floor open-plan warehouse
- First floor air conditioned offices
- Loading door 3.18m wide x 4.14m high
- Excellent condition
- 2 Parking spaces



## Unit 12

Alpha Business Park, Travellers Close, AL9 7NT

**KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Situated within established Welham Green Industrial area
- Excellent transport links with Junction 2 of the A1(M) 1 mile northwest offering access to London and the M25 and wider motorway network to the south
- 3 miles to Hatfield  
4.5 miles to Potters Bar  
7 miles to St Albans
- Welham Green mainline station within 200 metres providing services to London (30 mins) & North

 what3words

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 Google Maps

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## DESCRIPTION

- Mid terraced warehouse unit available from February 2026 (potential for earlier access)
- The ground floor provides open plan warehouse space with a full height section of 4 metres with the majority under a mezzanine with 2.4m head height
- Front loading door 3.18m wide x 4.14m high  
3 phase power supply  
Door entry & alarm systems
- Open-plan first floor air conditioned offices with LED lighting, kitchenette & excellent decoration

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £38,000. VAT is payable on the rent.

## ACCOMMODATION

Ground Floor Warehouse	117.89 SQ M	1,269 SQ FT
First Floor Offices	79.24 SQ M	853 SQ FT
<b>Total</b>	<b>197.23 SQ M</b>	<b>2,123 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-60

**Business Rates:** The rateable value is £22,750. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** There is a contribution towards shared external repair and maintenance of the estate/park. This is currently £738 + VAT per annum

## CONTACT:

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