



HIGH QUALITY INDUSTRIAL PREMISES
3,544 SQ FT

Rent: £60,250 p.a.

**12 Little Ridge
Welwyn Garden City
Hertfordshire
AL7 2BH**

- Modern Development
- Dedicated Parking Spaces
- Very High Specification Offices
- Recently Refurbished Internally and Externally.

12 LITTLE RIDGE, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 2BH

LOCATION

Offering an attractive landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies including Roche, Paypoint 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/ St Pancras the UKs leading transport hub and also Moorgate with underground links at Finsbury Park.

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

ACCOMMODATION

The unit comprises a single-storey light industrial/warehouse space, arranged as one principal operational area with additional stores and office rooms located to one side at the front.

The building is of a clad brick construction with one row of internal columns.

The offices have been refurbished to a very high quality including LED lighting and air conditioning.

The estate benefits from 24/7 access and a communal car park at the rear of the units that is operated on a first come first served basis.

FLOOR AREAS (approx. GIA)	Sq Ft
Ground Floor	3,544
TOTAL	3,544

TERMS

Available on a new lease for a term to be agreed.

SERVICE CHARGE

There is a small estate service charge for the upkeep of the external common parts.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £49,950. Rates payable approx. 43.2% for the y/e 31/3/2027.

EPC

To be confirmed.

KVA CAPACITY

The property benefits from a three phase power supply. The capacity is being confirmed.

OTHER INFORMATION

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



For further information please contact Davies & Co on 01707 274237

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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.

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