



**BRAND NEW BUSINESS UNIT. 50/50 OFFICE AND  
WAREHOUSE SPLIT  
1,370 SQ FT**

**Rent: £22,500 p.a.**

12 The Edge Business Park  
Brownfields  
Welwyn Garden City  
Hertfordshire  
AL7 1AN

- Fully fitted first floor offices
- WC and kitchen
- Fibre optic high- speed broadband connection
- 3 phase electrical supply
- 2 parking spaces

# 12 THE EDGE BUSINESS PARK, BROWNFIELDS, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1AN

## Location

Welwyn Garden City is an attractive centre situated approximately 25 miles north of central London immediately to the east of the A1(M) with convenient access via junctions 4 and 6.

The M25 (Junction 23 - South Mimms) is approximately 8 miles to the south and the A414 trunk road which skirts the southern edge of the town provides fast east-west link between the M1 at Hemel Hempstead and M11 at Harlow.

Brownfields is a turning directly off Black Fan Road (B195) within Welwyn Garden City's principle commercial district.

## Accommodation

Forming part of a small estate, unit 12 provides ground floor warehouse accommodation served with an electric loading door and separate pedestrian access and fully fitted first floor offices with kitchen and WC facilities.

There are 2 parking spaces.

Floor Areas (approx. GIA)	Sq Ft
Ground Floor	685
First Floor	685
<b>TOTAL</b>	<b>1,370</b>
Car Parking Spaces	2

## Tenure

By way of assignment or subletting of the current lease dated 25 March 2024 and expiring 24 March 2033.

There are fixed 10% rent reviews every 3 years.

VAT is payable on the rent, service charge and any deposit.

## Service Charge

There is an estate service charge to cover the annual costs of maintaining the common parts of the estate and services of £750 per annum capped on the annual cost.

## Business Rates

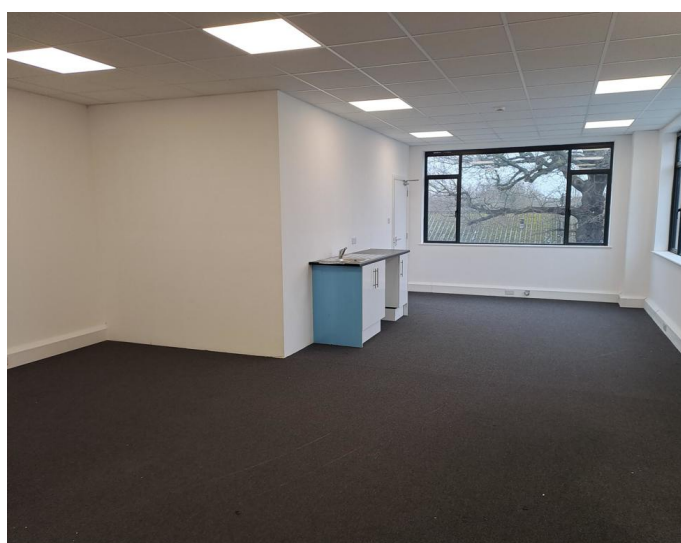
Please see the Valuation Office Agency website: Not yet determined.

## Legal Costs

Each party to bear their own legal costs.

## Other Information

EPC: Category C



Strictly by prior appointment with 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](http://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.