



■ Key features

- To be refurbished.
- Clear eaves height of 7.8m.
- Sectional loading door (4m wide by 4.5m high).
- 3 phase power.
- Generous parking.
- High quality first floor office accommodation.
- Extensive loading and circulation areas.

■ Description

Unit 10 is a modern, mid-terraced building forming part of a larger estate constructed in the early 2000's. It is of steel portal frame construction with elevations of flat panel and profiled metal cladding under a pitched roof.

Neighbouring occupiers are a mix of traditional warehouse users and trade counter, with Screwfix, Magnet and Toolstation having representation.

■ Accommodation

Factory/Warehouse	7,890 Sq. ft	733.00 Sq. m
First Floor Office	1,453 Sq. ft	43.99 Sq. m

Total **9,343 Sq. ft** **867.99 Sq. m**

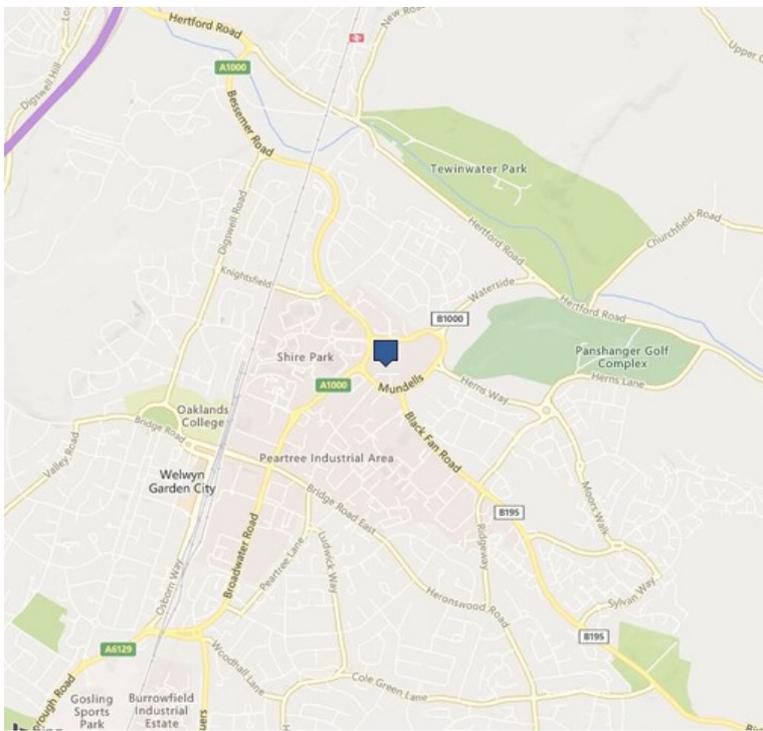
This floor area is approximate and has been calculated on a gross internal basis.

VIEWINGS - Strictly by appointment

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Location

The property is particularly prominently located in an established trade/industrial area approximately 1.4 miles north east of Welwyn Garden City.

Access to the major arterial roads and the motorway network is excellent, with the following roads nearby:

- A1 - 2.2 miles
- M25 - 10 miles (Jct23)
- A406 (North Circular) - 6.2 miles
- A414 dual carriageway - 2.9 miles
- A10 - 7.5 miles
- Central London - 28.5 miles

As well as road connections, Welwyn railway station is within 1.5 miles and provides a direct service to London Kings Cross, with a typical journey time of under 30 minutes.

Tenure

The unit is offered to let on a new lease for a term by negotiation at a commencing rent of £11.95psf, pa.

Rates

The property has a rateable value of £57,000, resulting in a payable figure of approximately £28,500 pa.

Interested parties should confirm this figure by actual enquiry.

EPC

The unit has an EPC grading of B-47, a particularly efficient level.

May 2020