

# 62 Bridge Road East Welwyn Garden City

## To Let

Industrial Workshop Unit with Gated Yard Area

**1,598- 2,112 Sq Ft (GIA) Approx.**

- Not suitable for car related uses
- Central location



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# 62 Bridge Road East

## Welwyn Garden City, AL7 1JU

### WELWYN GARDEN CITY

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 including Marks & Spencer.

### LOCATION

The property is accessed from a service road running at the rear of the block of properties 56 to 64 Bridge Road East which is situated immediately opposite the B&Q store. It is conveniently close to the station and town centre.

### DESCRIPTION

A single-storey warehouse / workshop unit with its own small gated secure yard area and stylish first floor fully fitted office.

The workshop / warehouse area is constructed of brick walls with a truss. There is a full-size roller shutter loading door providing access to the yard area which is approximately 15m deep and 8m wide.

Rising from within the ground floor area is a staircase leading to the first-floor office with a fully fitted kitchen and male and female toilets.

The unit is to be fully subdivided from the adjoining property, cleared out and decorated and will be available for occupation for the end November 2020.

There is currently no heating in the workshop.

There's the unusual feature of a secure yard area which is ideal for secure parking of vehicles.

Motor trade use will not be permitted.

### APPROX. (GROSS INTERNAL) FLOOR AREAS

Ground Floor	1,318 Sq Ft
First Floor Offices	280 or 794 Sq Ft
<b>Total</b>	<b>1,598 or 2,112 Sq Ft</b>

### LEASE

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

Rent £22,500 or £27,500 per annum plus VAT.

Full details are available on request.

### RATEABLE VALUE

Not yet separately assessed.

### AVAILABILITY

December 2020.

### ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

### INSPECTION

For further information please email Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or telephone 01707 274237.

### NOTE

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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