



■ Key features

- Modern units.
- Undergoing extensive refurbishment.
- 5.5m eaves height.
- Allocated parking.
- Electric loading door.
- Established industrial location with good access to A1(M).

■ Description

The accommodation comprises a terrace of 3 modern, warehouse units of steel portal frame construction, each incorporating offices at ground and first floor.

The units are in the process of being comprehensively refurbished throughout, with each benefitting from a full height loading door emerging onto an extensive parking/manoeuvring area.

■ Accommodation

Unit 6	1,945 Sq. ft	180.70 Sq. m
Unit 7	1,951 Sq. ft	171.30 Sq. m
Unit 8	3,252 Sq. ft	302.10 Sq. m

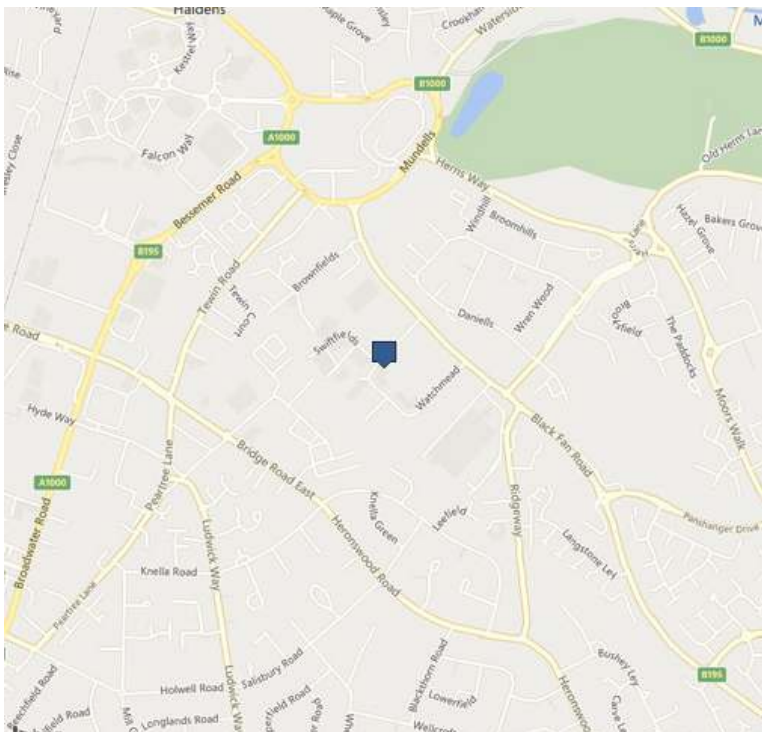
These floor areas are approximate and have been calculated on a gross internal basis.

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■ Location

Welwyn Garden City lies some 24 miles north of Central London, adjoining the A1(M), 6 miles north of the M25 (J23). The A414 dual carriageway serves the town, providing a swift east/west link between the M1 at Hemel Hempstead and Harlow / M11.

Alders Court is a modern industrial estate comprising 8 warehouse units, located just 2.5 miles from Junction 6 of the A1(M). The estate is located off Black Fan Road (B195) within Welwyn Garden City's principal employment area.

The estate is approximately 1 mile east of Welwyn Garden City town centre which offers a wide range of shops and restaurants as well as a train regular service to London King's Cross – fastest journey time approx.32 minutes.

■ Tenure

The units are offered individually or in combination on the basis of new leases for terms by negotiation.

■ Rent / Price

£15 psf.

■ Rates

To be reassessed.

■ EPC

New individual EPC's to reflect the refurbishment works are in preparation.

■ VAT

Rents are quoted exclusive of VAT if applicable.

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