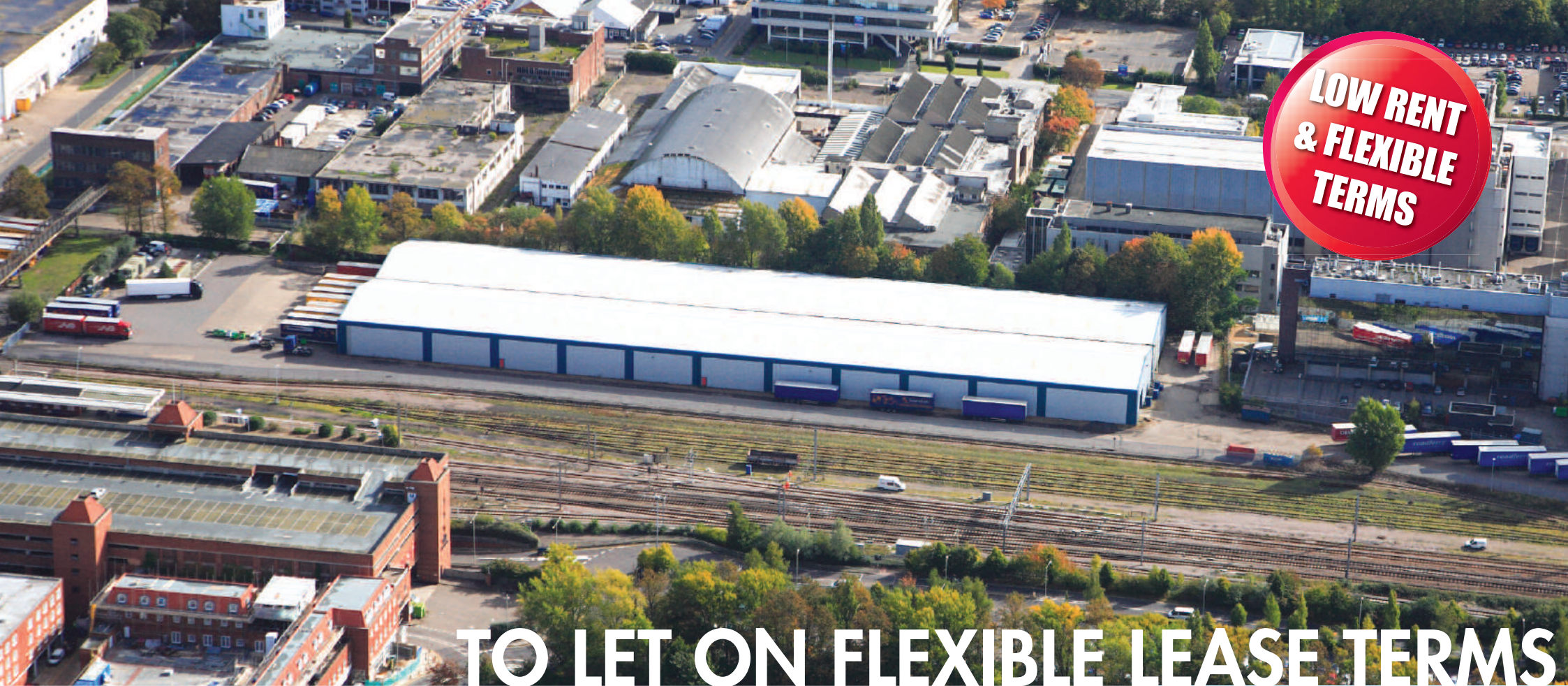


**LOW RENT
& FLEXIBLE
TERMS**



TO LET ON FLEXIBLE LEASE TERMS

welwyn



central

WELWYN GARDEN CITY Hertfordshire AL7 1RR



7.2m eaves



10 dock level loading doors



2 miles A1(M)



Potential to reinstate rail connection



MODERN WAREHOUSE FACILITY - 102,500 sq ft (9,522 sq m) ON 5.1 ACRES

welwyn central

location

Welwyn Garden City enjoys excellent communications with immediate access to the A1(M) which in turn leads to the M25 and wider motorway network. The property is situated fronting Bridge Road within Welwyn Garden City and in close proximity to the A1000 which in turn leads to Junctions 4 and 6 of the A1(M).

description

- 7.2 metre eaves
- 10 dock level loading doors
- 1 level access loading door
- Secure fenced yard
- Potential to reinstate rail connection to the East Coast Mainline

terms

Competitive rental terms upon request.

vat

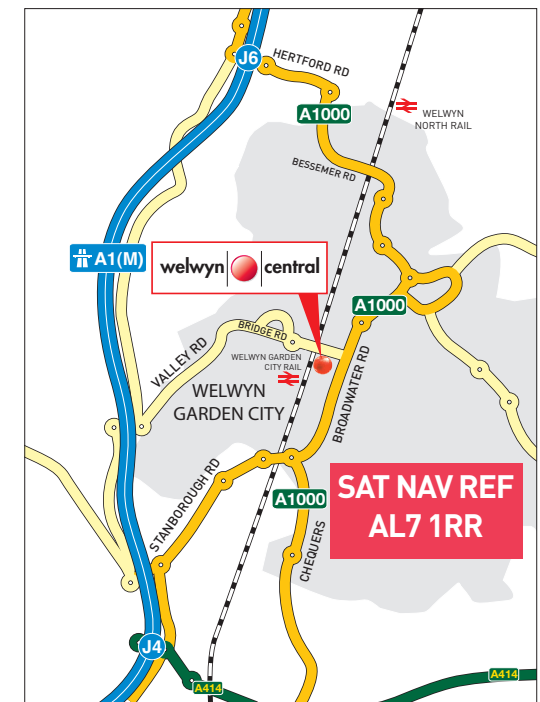
VAT will be charged at the prevailing rate.

business rates

Rateable value to be assessed.

accommodation

102,500 sq ft (9,522 sq m) on 5.1 acres.



approximate distances

A1(M)	2 miles
A10 Hertford	7 miles
M25 Junction 23	8 miles
M1 Junction 27	9 miles
Central London	21 miles

viewing & further information

Strictly by appointment with the joint agents:

Ian Archer



ian.archer@argroup.co.uk

James Harrison/Franco Capella



Conduit House Northampton NN1 1JF
james.harrison@burbagerealty.com
franco.capella@burbagerealty.com

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Designed and produced by Tom Wells Associates 07/09