



**Warehouse and Office Facility on 2 acre site with redevelopment potential
To Let/May Sell**

83 Bridge Road East

Welwyn Garden City, AL7 1LA

Warehouse

TO LET / FOR SALE

53,985 sq ft

(5,015.37 sq m)

- Main road frontage
- Self contained 2 acre site
- Onsite car parking
- Suitable for food production use
- Redevelopment potential

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Summary

Available Size	53,985 sq ft
Rent	£850,000 per annum
Price	£18,000,000
Rates Payable	£253,440 per annum
Rateable Value	£495,000
VAT	To be confirmed
EPC Rating	B (37)

Description

The property comprises a multi bay warehouse/production unit previously used as a commercial bakers together with three storey offices and a large yard area.

The building is suitable for a variety of different uses, subject to planning, including potential redevelopment.

Location

The property is prominently located fronting Bridge Road East, a major arterial route linking the town centre with the A1(M) at Junctions 4 and 6 and the A414 to the east of the town to Hertford and the A10.

The M25 is accessed at Junction 23, approximately 7 miles from the A1(M).

Both the town centre and Welwyn Garden City train station are within walking distance of the property. Welwyn Garden City station connects Kings Cross with Edinburgh, Leeds, Cambridge, Kings Lynn and Newcastle.

Accommodation

The accommodation comprises the following areas:

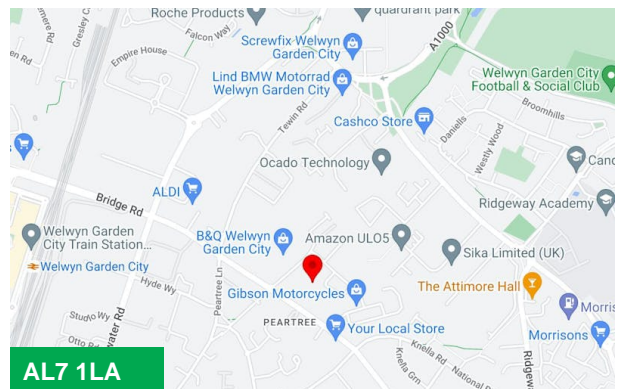
Name	sq ft	sq m
Ground - Office	4,196	389.82
1st - Offices	2,372	220.37
2nd - Offices	2,363	219.53
Unit - Warehouse	44,385	4,123.50
Mezzanine - Warehouse	228	21.18
Total	53,544	4,974.40

Viewings

Strictly by appointment via sole agents.

Terms

The property is available either by way of a new full repairing and insuring lease direct from the landlords or alternatively they may consider a sale of the property.



Viewing & Further Information

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