



## 2 Storey Warehouse & Offices/Trade Counter

### Milan House

61 Bridge Road East, Welwyn Garden City,  
AL7 1JR

Light Industrial, Trade Counter,  
Warehouse

## FOR SALE

13,016 sq ft

(1,209.23 sq m)

- Main Road Frontage
- Detached Building
- Self Contained Site
- 37 Parking Spaces
- Suitable for a variety of business uses

# Milan House, 61 Bridge Road East, Welwyn Garden City, AL7 1JR

## Summary

Available Size	13,016 sq ft
Price	£3,900,000.00
Rates Payable	£67,704 per annum Based on 2023 rateable value. Rates payable 2024/25
Rateable Value	£124,000
Service Charge	N/A
VAT	To be confirmed
Estate Charge	N/A
EPC Rating	C (66)

## Description

Milan House comprises a 2 storey business unit currently arranged as ground floor warehousing, benefitting from loading door access, and ancillary office uses with 1st floor offices.

The building is suitable for a variety of different business uses, subject to planning.

## Location

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

The M25 is accessed at Junction 23, approx. 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:

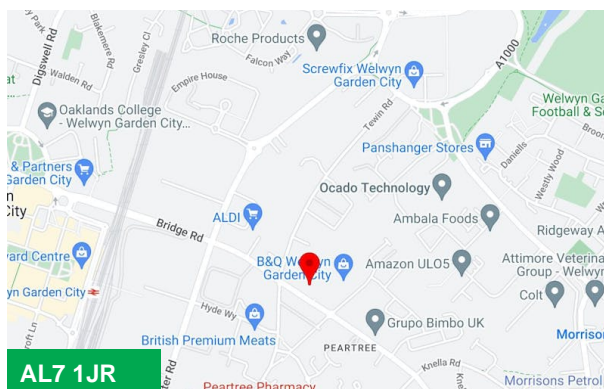
Name	sq ft	sq m	Availability
Ground - Warehouse/Trade Counter	6,508	604.61	Available
1st - Offices	6,508	604.61	Available
<b>Total</b>	<b>13,016</b>	<b>1,209.22</b>	

## Viewings

Strictly by appointment via sole agents (Monday to Friday 0900 to 17:30)

## Terms

The property is for sale freehold.



## Viewing & Further Information

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**Stimpsons**

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