

The Edge Business Park Brownfields Welwyn Garden City AL7 1WX

To Let

Brand New Development of Self-Contained Units (Only 3 now remaining)

1,055 Sq Ft (GIA) Approx

- Fully fitted first floor offices
- WC and kitchen
- Fibre optic high- speed broadband connection
- 3 phase electrical supply
- 6.7m eaves height
- Mezzanine Floor potential



The Edge Business Park

Brownfields, Welwyn Garden City AL7 1WX

Unit	Size (Gross Internal)	Rent	Availability
1	1,055 Sq Ft	£21,500 p.a.	Let
2	1,055 Sq Ft	£21,500 p.a.	Let
3	1,055 Sq Ft	£21,500 p.a.	Available
4	1,055 Sq Ft	£21,500 p.a.	Available
5	1,055 Sq Ft	£21,500 p.a.	Let
6	1,055 Sq Ft	£21,500 p.a.	Let
7	1,055 Sq Ft	£21,500 p.a.	Let
8	1,055 Sq Ft	£21,500 p.a.	Available
9	1,119 Sq Ft	£22,500 p.a.	Let
10	1,119 Sq Ft	£22,500 p.a.	Let
11	1,055 Sq Ft	£21,500 p.a.	Let
12	1,370 Sq Ft	£27,400 p.a.	Let

WELWYN GARDEN CITY

Welwyn Garden City is an attractive centre situated approximately 25 miles north of central London immediately to the east of the A1(M) with convenient access via junctions 4 and 6. The M25 (Junction 23 – South Mimms) is approximately 8 miles to the south and the A414 trunk road which skirts the southern edge of the town provides fast east-west link between the M1 at Hemel Hempstead and M11 at Harlow.

Brownfields is a turning directly off Black Fan Road (B195) within Welwyn Garden City's principle commercial district.

DESCRIPTION

The 12 units, provide ground floor warehouse accommodation served with an electric loading door and separate pedestrian access and fully fitted first floor offices with a WC and kitchen.

There are 2 parking spaces with each Unit.

TENURE

Each unit is available to let on a new 9-year lease with a tenant option to break at 5 years.

There will be fixed 10% upward rent reviews in year 3 and 6.

RATEABLE VALUE

Not yet assessed.



SERVICE CHARGE

There is an estate service charge to cover the annual costs of maintaining the common parts of the estate and services of £750 per annum capped on the annual cost.

DEPOSIT

A 6-month rent deposit will need to be lodged as security.

VAT

Payable on the rent, service charge and deposit.

EPC

Category C

AVAILABILITY

Immediate following completion of legal formalities.

INSPECTION

For further information please contact Daniel Hiller (d.hiller@davies.uk.com) or Clay Davies (c.davies@davies.uk.com) at Davies & Co or telephone 01707 274237.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

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.