

# 1 Bridgegate Centre Welwyn Garden City AL7 1JG

## To Let

An attractive business unit in a prominent corner position.

**2,324 Sq Ft (GIA) Approx.**

To be refurbished



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I28-10

# 1 Bridgegate Centre

## Martinfield, Welwyn Garden City AL7 1JG

### WELWYN GARDEN CITY

The attractively landscaped Welwyn Garden City is an affluent centre located between junctions 4 and 6 of the A1M approximately 25 miles north of Central London. The M25 is 8 miles to the south at South Mimms (Junction 23).

There is a fast train service to London Kings Cross with underground links at Finsbury Park.

Welwyn has a superb shopping centre with a major John Lewis department store and the Howard Centre including Marks & Spencers.

### LOCATION

Bridgegate Centre is a small high quality modern development of offices / B1 buildings located in the centre of the main commercial area of Welwyn Garden City. The town centre and railway station are within easy reach.

Access is via Bridge Road East and then turning left into Swallowfields adjoining the B&Q store and left again into Martinfield.

### DESCRIPTION

A modern end of terrace business building situated in a prominent position at the entrance to the estate.

The property has windows at ground and first floor levels at the front and side.

A full-size loading door provides access to the ground floor warehouse where there is a small tea station.

The first floor provides flexible, open plan, LED lit, air-conditioned offices with 2 private rooms.

There is gas fired central heating and a single WC on each floor.

The property has just been refurbished by the landlord.

### APPROXIMATE (GEA) FLOOR AREAS

Ground Floor	1,183 Sq Ft
First Floor Offices	1,141 Sq Ft
<b>Total</b>	<b>2,324 Sq Ft</b>

### PARKING

4 parking spaces are provided.

### TERMS

The property is available to let on a new flexible lease for a term to be agreed.

Rent £30,000 per annum.

In addition to the rent the tenant will be responsible for the payment of utilities and reimbursing the proportionate landlords building and third-party liability insurance premium in the usual way.

All terms are subject to VAT where applicable.

### RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £29,500.

Rates payable approx. 49.9% for the y/e 31/3/2024.

### AVAILABILITY

Immediate on completion of legal formalities.

### INSPECTION

For further information please contact:

Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or Clay Davies ([c.davies@davies.uk.com](mailto:c.davies@davies.uk.com)) 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](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: E(116)

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.

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