

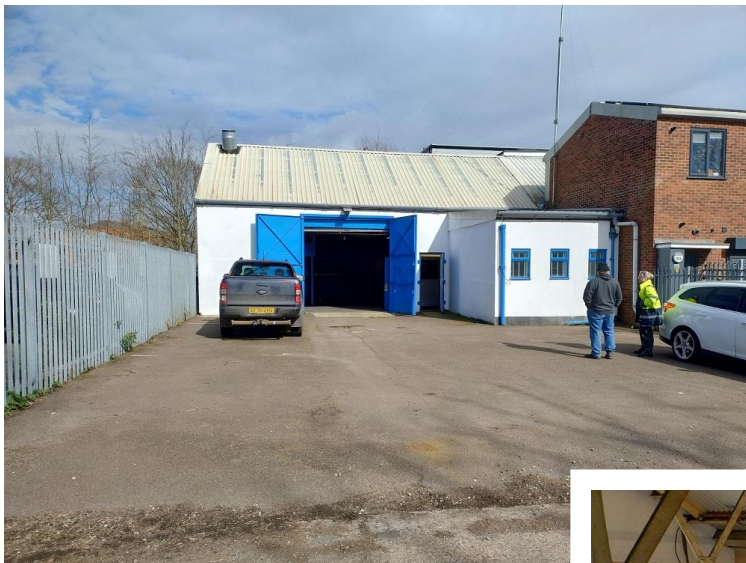
56A Bridge Road East Welwyn Garden City AL7 1JU

To Let

Workshop / Warehouse Building with generous Forecourt / Yard Area

3,613 Sq Ft (GIA) Approx
Plus 665 Sq Ft Mezzanine Storage

- Close to Town Centre and Station



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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.

LOCATION

The property is accessed from a service road running at the rear of the block of properties 56 to 64 Bridge Road East which is situated immediately opposite the B&Q store. It is conveniently close to the station and town centre.

DESCRIPTION

A self-contained two-bay industrial workshop building which has the unusual and extremely positive feature of a generous forecourt / yard area.

It is constructed of steel frame with brick / block walls with a clear height (under beams) of approx. 3.3m. There is a ground floor front office, ladies and gents WCs and a full-size steel loading door with a roller shutter inside.

On one side there are converted first floor offices provided with LED lighting and air conditioning.

In addition, there are two useful open storage mezzanine areas which can be retained/removed as required.

APPROX (GIA) FLOOR AREAS

Ground Floor Workshop	3,024 Sq Ft
Front Ground Floor Office	150 Sq Ft
First Floor Offices	<u>439 Sq Ft</u>
Total	3,613 Sq Ft
Front & Rear Mezzanine	665 Sq Ft

PARKING

There is a dedicated parking area for 5 cars accessed on the other side of the service road.

TERMS

The property is available to let on a new lease for a term to be agreed. Rent £45,000 per annum.

VAT

Status to be confirmed.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £17,250. Rates payable approx. 49.9% for the y/e 31/3/2025.

AVAILABILITY

Immediately following completion of legal formalities.

INSPECTION

For further information please contact Davies & Co on 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.

Energy Performance Certificate: E(111)

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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