

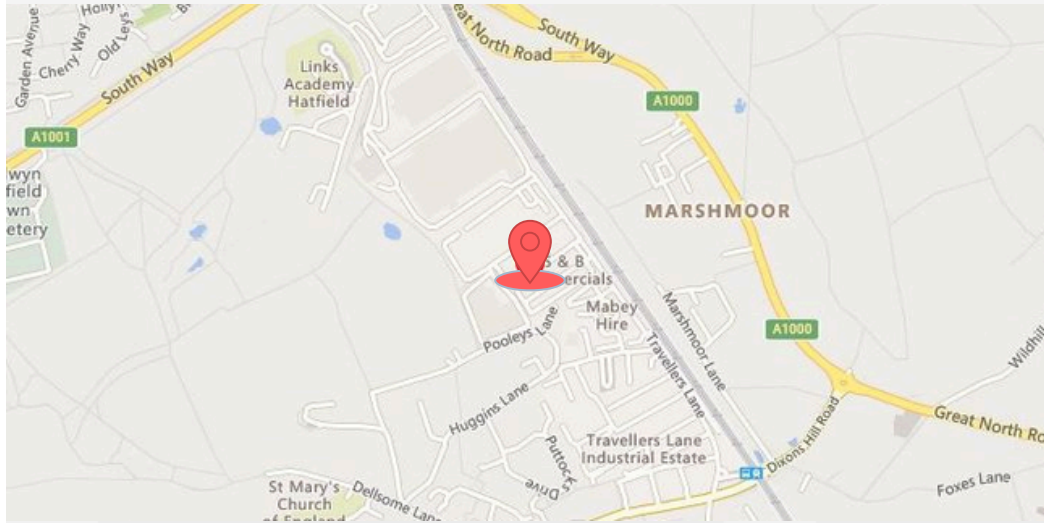
Unit 4 Apex Point |
Travellers Lane |
Welham Green | AL9 7HB

Modern Production/Distribution Unit |
To Let | 8,982 Sq.ft



Key features

- Comprehensively refurbished
- 7.2m clear eaves rising to 9.2m
- Column free warehouse
- 24 parking spaces



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Description

The premises comprise a modern single storey production/warehouse unit of steel portal frame construction with elevations comprising a mix of facing brickwork, feature glazing and cladding details to the eaves. The warehouse element offers efficient, lofty, column free space with access via a single electric, full height loading door. Offices are provided at first floor level, with ladies and gents WC's at ground floor. Externally there is parking for 24 cars.

Accommodation

Warehouse	7,495 Sq.ft	696.30 Sq.m
First floor office	1,487 Sq.ft	138.19 Sq.m
TOTAL	 8,982 Sq.ft	 834.49 Sq.m

These areas are approximate and have been calculated on a gross internal basis.

Rates

The VOA website shows an entry in the 2023 Rating List of £86,000.

Location

Apex Point directly fronts Travellers Lane in the established Welham Green Industrial area. Road communications are excellent, with Welham Green mainline station also being only a short walk from the premises, from where there are regular trains to Kings Cross (30 minutes).

The rates payable will be a proportion of this figure. Please refer to the Local Rating Authority, St Albans District Council – 011707 819270.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

- A1(M) (junction 3) - 3 miles
- M1 (junction 6) - 9 miles
- M25 (junction 22) - 4 miles
- Hatfield - 3 miles
- Welwyn Garden City - 6 miles

EPC

The unit will be reassessed for Energy Performance purposes upon completion of the landlord's refurbishment works.

Terms

The unit is offered on a new lease for a term by negotiation.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

Rent

£147,750 per annum exclusive

For viewings contact

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