

UNIT 10 BRIDGE GATE CENTRE WELWYN GARDEN CITY

AL7 1JG

KEY DETAILS

- Prime industrial location
- Air conditioning
- LED lighting
- Dual access to front and rear
- 12 car parking spaces

DESCRIPTION

Comprising a two storey office/business unit featuring a smart internal reception area to the front and a separate delivery access to the rear, with 12 car parking spaces.

The ground floor is configured principally as offices, with a storage/service area and a loading access door to the rear.

The first floor is arranged as open plan offices with several internal sub-divisions together with ladies and gents WCs.

AMENITIES

 Storage Space	 Loading Door	 Offices	 Air Conditioning
 LED Lighting	 Open Plan	 WC's	 12 Car Parking Spaces



10 BRIDGE GATE CENTRE WELWYN GARDEN CITY

AL7 1JG

Industrial Unit
TO LET / MAY SELL

ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor	134.52	1,448
First floor office	134.52	1,448
TOTAL	269.04	2,896

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

LOCATION

Welwyn Garden City is conveniently 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 intermediate underground links at Finsbury Park.

The property forms part of a small development behind B&Q store in Bridge Road East, in the centre of the towns principal commercial area and within a short walking distance of the station and town centre.

TRANSPORT



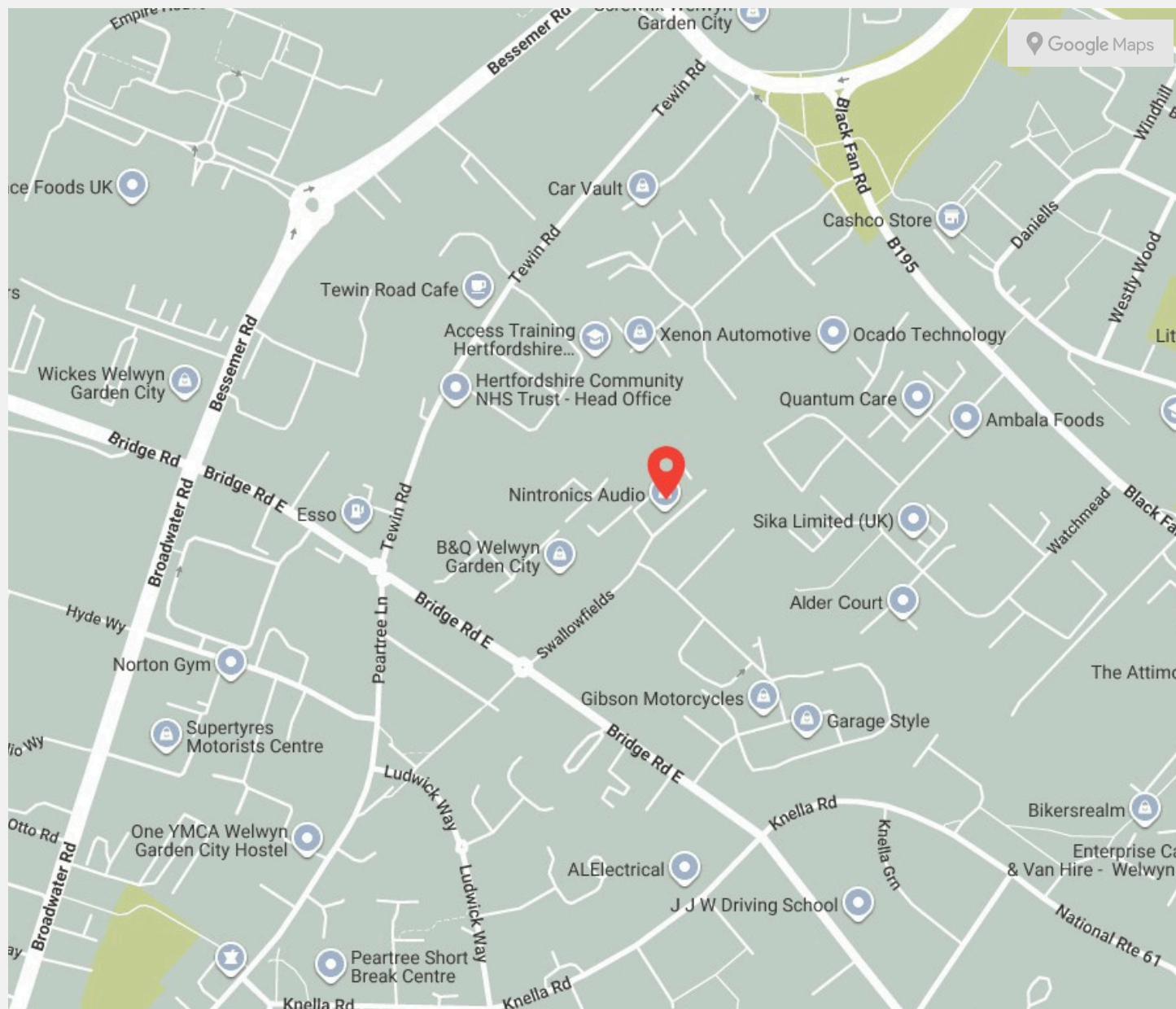
A1(M) (Junctions 4 & 6) - 2.7 miles



M25 (Junction 23) - 8 miles



Welwyn Garden City Train Station - 1.2 miles



10 BRIDGE GATE CENTRE WELWYN GARDEN CITY

AL7 1JG

TERMS

The property is offered on a new lease on terms to be agreed.

RENT/PRICE

£38,000 per annum exclusive / Offers are invited for the freehold.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £42,250. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Welwyn Hatfield Borough Council - 01707 357000.

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

EPC

The property has an EPC rating of C 65. Details available upon request.

LEGAL COSTS

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

VAT

The property is VAT registered.

CONTACT

GET IN TOUCH

Graham Ricketts

07841 235185

graham.ricketts@brasierfreeth.com

Elliot Fletcher

07523 801153

elliott.fletcher@brasierfreeth.com

Brasier Freeth LLP

enquiries@brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.

brasierfreeth.com 

APRIL 2026