



## HIGH QUALITY WAREHOUSE / INDUSTRIAL PREMISES 2,869 SQ FT

**Rent: £45,000 p.a.**

**Unit 9  
The Bridgefields Estate  
Welwyn Garden City  
Herts  
AL7 1RX**

- 6m headroom
- Modern first-floor fitted offices
- Secure gated development
- Full-height loading door
- Excellent natural light
- Onsite security

# UNIT 9 , THE BRIDGEFIELDS ESTATE, WELWYN GARDEN CITY, HERTS, AL7 1RX

## LOCATION

Offering an attractive landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies including Roche, Paypoint and Tesco.

The town lies approximately 20 miles north of Central London between Junctions 4 and 6 of the A1(M) with the M25 just 7 miles to the south. In addition the A414 dual carriageway provides a fast and convenient east-west link to the M1 at Hemel Hempstead and the M11 at Harlow.

Welwyn offers a fast electrified train service to Kings Cross/ St Pancras the UKs leading transport hub and also Moorgate with underground links at Finsbury Park.

Welwyn Garden City has a particularly attractive town centre including a major John Lewis store.

Bridgefields is situated off Tewin Road in the centre of the principle commercial area between Mundells and Bridge Road East.

## ACCOMMODATION

A superb end-of-terrace warehouse unit forming part of a high-quality gated development of eight modern industrial buildings completed in 2022.

The property is of steel portal frame construction with attractive silver-coloured PVC-coated steel cladding to both the elevations and roof. Full-height brick perimeter walls provide an excellent level of security, while the warehouse benefits from an approximate clear internal height of 6.2m.

The warehouse accommodation is fitted with high-bay LED lighting and accessed via a full-height loading door. Double-glazed windows to both the front and rear elevations at ground and first floor level provide excellent natural light throughout.

At first floor level, the unit benefits from fully fitted, air-conditioned offices, with a DDA-compliant WC located beneath.

Externally, the property benefits from a paved forecourt providing loading/unloading facilities together with parking for 3+ vehicles.

### Key Features

- \* Approx. 6m clear internal height
- \* Modern first-floor fitted offices
- \* Steel portal frame construction
- \* Floor loading capacity of 750 kg/sq m
- \* 3-phase electricity supply
- \* Full-height loading door
- \* Low-maintenance roof and wall cladding
- \* Secure gated development
- \* Excellent natural light

## FLOOR AREAS (approx. GIA)

	Sq Ft
Ground Floor	2,142
First Floor Offices	727
<b>TOTAL</b>	<b>2,869</b>

## TERMS

Available on a new lease for a term to be agreed linked to a surrender of the existing lease.

Rent £45,000 p.a. Rent and other property outgoings are subject to VAT.

## SERVICE CHARGE

£4,200 per annum. Includes onsite security.

## BUSINESS RATES

Please see the Valuation Office Agency Website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £36,000.

Rates payable 43.2% for the full y/e 31/03/2027.

## EPC

B43



For further information please contact Davies & Co on 01707 274237

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**Notes:** Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. 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). 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.

**Davies**  
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