



**AN ATTRACTIVE BUSINESS UNIT  
IN A PROMINENT CORNER POSITION  
2,896 SQ FT**

**Price: £575,000 + VAT  
Rent: £38,000 p.a.**

**Unit 10 Bridgegate Centre  
Welwyn Garden City  
Hertfordshire  
AL7 1JG**

- Modern Property
- LED Lighting
- Loading Door
- Main Industrial Location
- End of Terrace Location
- Air-conditioning

## UNIT 10 BRIDGEGATE CENTRE, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1JG

### LOCATION

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.

The property is located in a small attractive development behind the B&Q store in Bridge Road East. This is in the centre of the principal commercial area with convenient access to the station and town centre.

### ACCOMMODATION

A two storey business building in an attractive mid terrace position. It is currently configured as a workshop / store with ancillary offices on the ground floor and open plan offices upstairs. There are windows to the front and rear elevations. Efficient open-plan accommodation throughout suitable for sub-division according to user requirements

The accommodation features LED lighting and conditioning throughout.

It's capable of being adapted to a range of uses including light industrial, servicing, storage and office use.

| FLOOR AREAS (approx. GIA) | Sq Ft        |
|---------------------------|--------------|
| Ground Floor              | 1,448        |
| Offices                   |              |
| First Floor Offices       | 1,448        |
| <b>TOTAL</b>              | <b>2,896</b> |
| Car Parking Spaces        | 12           |

### TERMS

The property is available for rent on a new lease term to be agreed or for sale freehold.

### SERVICE CHARGE

There are current no estate service charges.

### BUSINESS RATES

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £42,250.

Amount payable 43.2% for the y/e 31/3/26.

### EPC

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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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