



## UNIT J CITY PARK, WELWYN GARDEN CITY, AL7 1LT

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

16,250 SQ FT (1,509.67 SQ M)





# Summary

A detached warehouse unit located in an established industrial location with good loading, parking provisions and transport links.

Available Size	16,250 sq ft
Rent	Rent on Application
Rates Payable	£5.39 per sq ft
Rateable Value	£171,000
Service Charge	£1 per sq ft
EPC Rating	Upon Enquiry

- 6m eaves height
- 47 car parking spaces
- Potential to secure the yard area
- Two loading doors accessible via two access roads
- Popular industrial location
- Optional mezzanine of 6,672 sq.ft
- Ground & 1st floor offices
- WC's & kitchen facilities
- Generous loading provisions
- On terms to be agreed

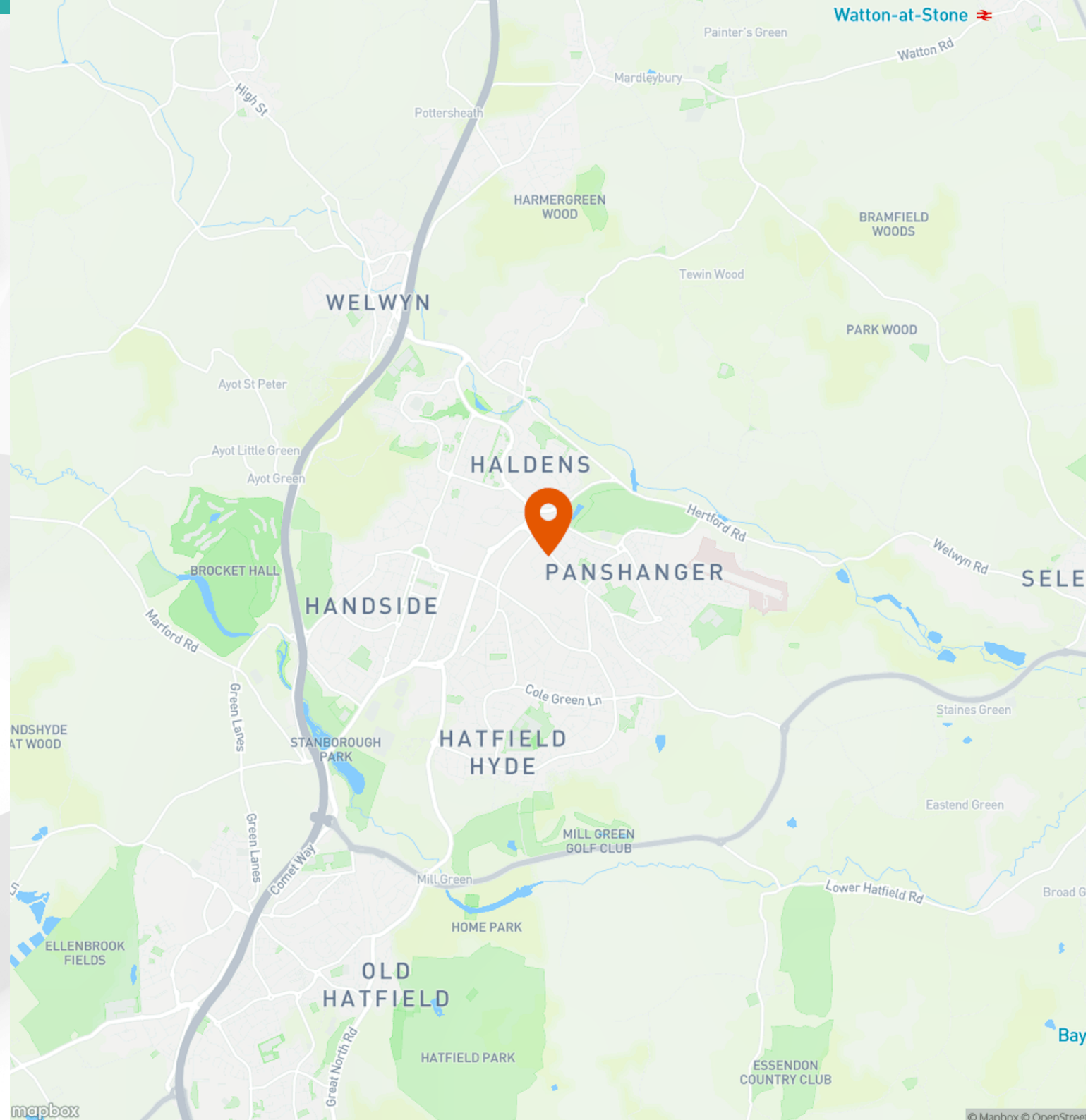


# Location



**Unit J City Park, Welwyn  
Garden City, AL7 1LT**

The property is located within City Park Industrial Estate which occupies a prominent location at the heart of Welwyn Garden City's commercial area, approximately 1.5 miles to the east of the town center. The Estate is situated off Black Fan Road (B195) which provides access to the A1 (M) junctions 4 and 6 via Bessemer Road (A1000) with excellent access to the national motorway network. Frequent rail services run from Welwyn to London King's Cross with an approximate travel time of 29 minutes.









# Further Details

## Description

The property comprises a modern detached warehouse of steel portal frame construction with ground and first floor offices. The warehouse has an eaves height of 6m as well as 2 level access loading doors. The first floor offices have suspended ceilings and are carpeted throughout. There are W/C facilities on both the ground and first floor spaces. The unit benefits from generous yard provisions as well as 47 car parking spaces.

## Accommodation

The accommodation comprises the following areas measured on a GIA basis:

Name	sq ft	sq m	Availability
Ground - Warehouse	8,564	795.62	Available
Ground - Office	3,778	350.99	Available
1st - office	3,908	363.07	Available
<b>Total</b>	<b>16,250</b>	<b>1,509.68</b>	

## Viewings

Strictly by prior appointment with the sole agents.

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs

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











## Enquiries & Viewings



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