

Unit 4 Quadrant Park

Welwyn Garden City, AL7 1FS

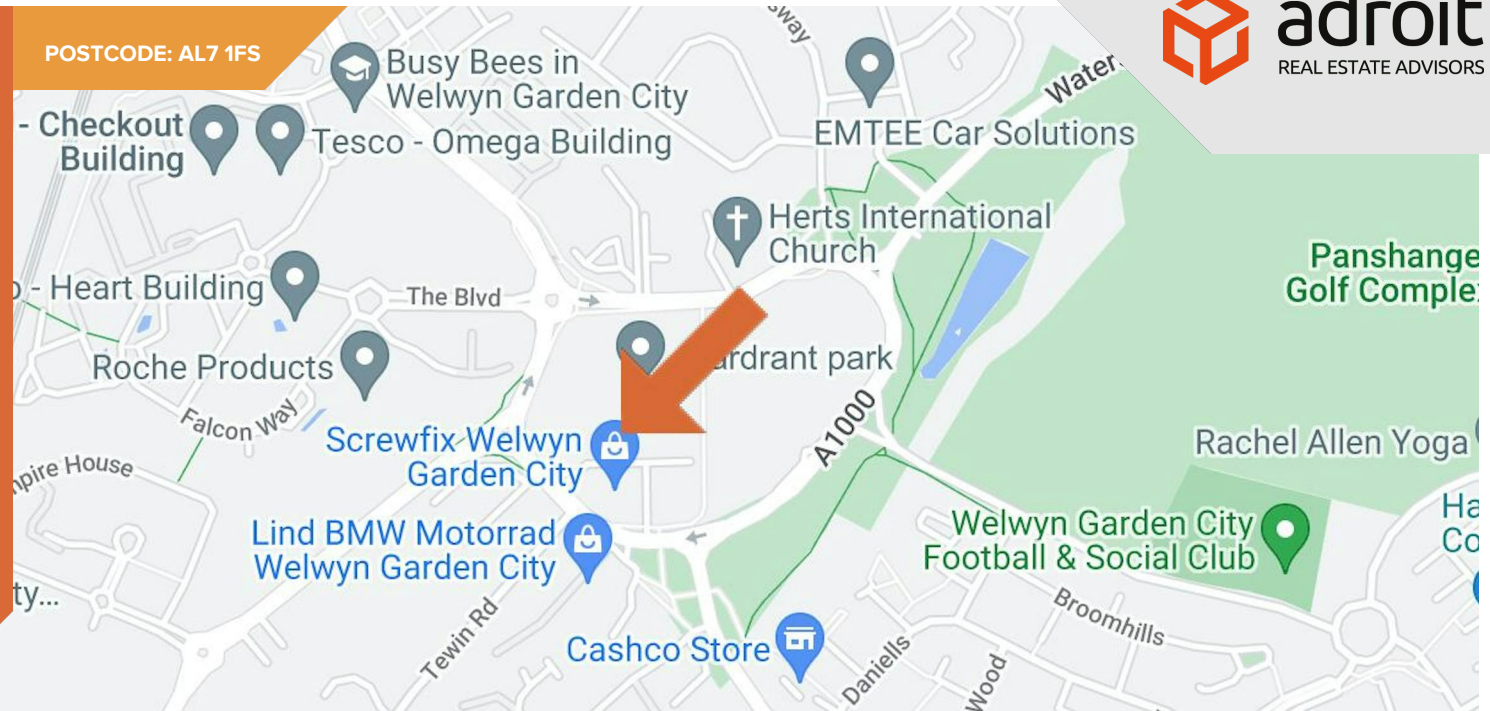


TO LET

12,280 sq ft (1,140.85 sq m)

POSTCODE: AL7 1FS

- 7.8m Clear Internal height
- High Quality Modern Estate
- High Quality Unit
- To be Refurbished
- Single level access loading door
- Fully fitted first floor offices



Description

Unit 4 is an end of terrace unit forming part of the Quadrant Park estate completed in the early 2000's. Constructed of steel portal frame with elevations of profile metal cladding and breezeblock under a pitched roof built to an institutional specification. Loading is via one level access loading door with clear height of 7.8m. There is fully fitted first floor office space including a kitchenette. Externally the property benefits from dedicated loading and parking provision.

Location

The property is well located in an established trade/ industrial area to the north east of Welwyn Garden City, within 1.4 miles of the Town Centre. The location benefits from close amenities and fronting the main arterial road through the town, the A1000. A1 (junction 4) is 2.2 miles, whilst Junction 23 M25 is 10 miles to the South.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse/Ancillary	10,539	979.11
Office	1,741	161.74
Total	12,280	1,140.85

Tenure

Available on a Leasehold basis only. Please contact the agents for quoting terms.

EPC

Available on request.

Availability

Available January 2024

Rent

£17.00 per sq ft

Service Charge

Further information is available upon request.

Legal Costs

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

Business Rates

Further information is available upon request.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, JLL

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