

**TO BE  
REFURBISHED**

**TO LET**  
**7,895 ft<sup>2</sup>**



**PROMINENT  
LOCATION**



**EXCELLENT  
TRANSPORT LINKS**



[www.ipif.com/welhamgreen](http://www.ipif.com/welhamgreen)

**WAREHOUSE UNIT TO LET**

**UNIT 3, A1(M) BUSINESS CENTRE**  
**DIXONS HILL ROAD, WELHAM GREEN, AL9 7JE**

**IPIF**



**AL9 7JE**

what3words.com/upon.hammer.olive

## LOCATION

The unit is prominently positioned to the front of the Welham Green industrial area at the junction of Travellers Lane and Dixons Hill Road. Welham Green offers easy access to both the A1(M) and M25. Welham Green Railway Station is a short distance from the estate offering services to London Kings Cross in approximately 30 mins.

## DESCRIPTION

Unit 3 is a linked terraced unit of portal frame construction with brick elevations. A total of 20 car parking spaces are located to the side and rear of the unit. Loading is via a single ground level up and over loading door and the warehouse benefits of an eaves height of 6.5m.

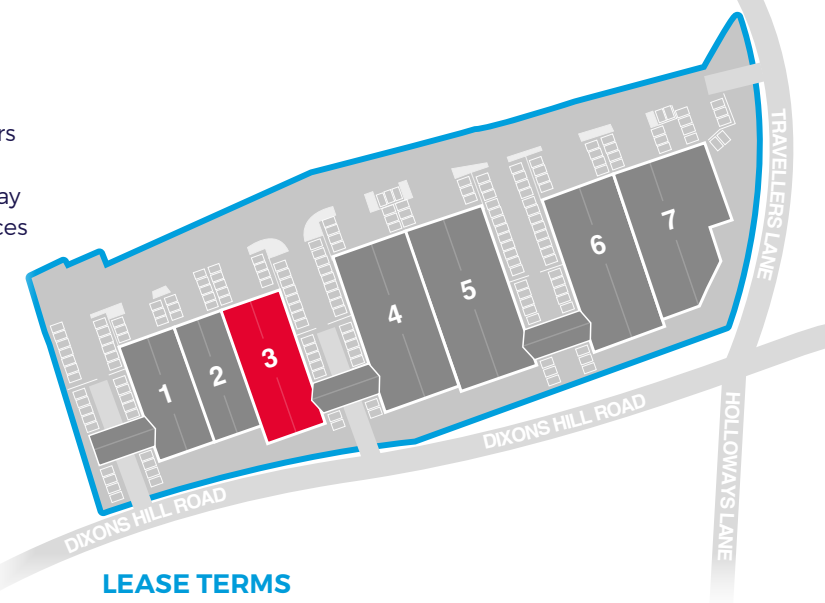
Unit 3 offers the following:

- To be refurbished
- 6.5m eaves height
- Up and over level access loading door
- Pillar free warehouse space
- W/C facilities
- First floor offices
- 20 car parking spaces
- Yard area

## ACCOMMODATION

The available accommodation comprises of the following gross internal floor areas:

	FT <sup>2</sup>	M <sup>2</sup>
Ground Floor	6,678	620.4
First Floor Office	1,217	113.1
<b>Total</b>	<b>7,895</b>	<b>733.5</b>



## LEASE TERMS

The premises are available on a new full repairing and insuring lease. Further details available from the joint agents.

## BUSINESS RATES

The unit has a Rateable Value of £125,000 within the 2023 Rating List. Occupiers are advised to check this as well as eligibility for transitional relief.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas of the estate. Further details are available upon request.

## LEGAL COSTS

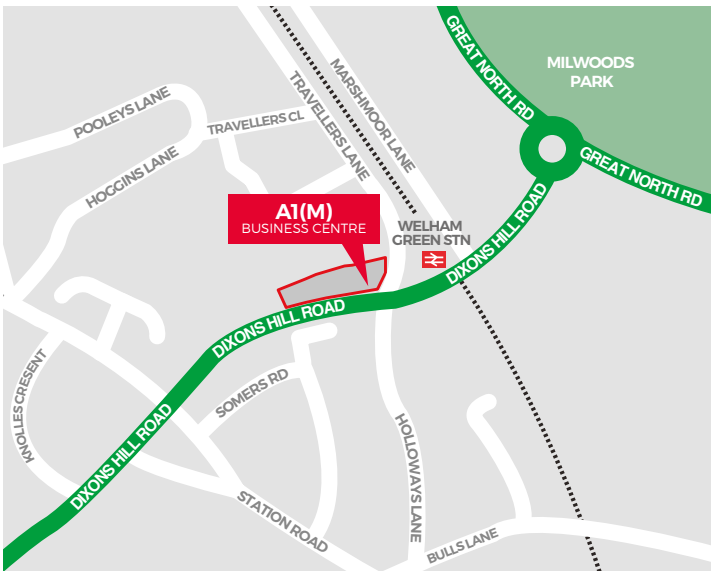
Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## EPC RATING

A copy of the EPC is available on request.



On behalf of the landlord

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