

HED House

60A Bridge Road East
Welwyn Garden City AL7 1JU

For Sale (Virtual Freehold)

Ground Floor Office. Part Vacant / Part Let

937 Sq Ft (Net) Approx.
Includes 262 Sq Ft Mezzanine

- Close to Station
- 5 parking spaces (2 spaces are let).
- Rent income £5,000 per annum.



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WELWYN GARDEN CITY

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

The town has a fast-electrified train service to London Kings Cross and Moorgate with underground links at Finsbury Park.

LOCATION

The property is prominently located fronting on to Bridge Road East, one of the principal roads in the commercial area opposite B&Q and is within convenient walking distance of the Station and City Centre.

DESCRIPTION

Forming part of a row of 4 similar brick fronted properties with car parking to rear the available accommodation comprises the entire ground floor which has been split in two parts but linked by an internal corridor at the front.

The front left office (Office A) is vacant and served with a meeting room and mezzanine office.

The front right office (Office B) is open plan and let to Home Extension Designs at a rent of £5,000 p.a. exclusive on a 5-year lease.

There are shared ladies and gents WCs and a kitchen by the entrance.

There are 4 residential units at first floor level which share use of the same external entrance door. These are currently let and are not included within the sale.

APPROX (NET INTERNAL) FLOOR AREA

Office A Vacant

Ground Floor	420 Sq Ft
Mezzanine Floor	<u>262 Sq Ft</u>
Total	682 Sq Ft

Office B Let

Ground Floor	255 Sq Ft
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Overall Total 937 Sq Ft

CAR PARKING

Office A - 3 parking spaces.

Office B – 2 parking spaces.

TERMS

Available for sale on the basis of a long lease (999 years) with the benefit of the income from Office B.

Price £350,000 plus VAT.

There is a service charge for shared building and estate costs.

AVAILABILITY

Immediate following completion of legal formalities.

RATEABLE VALUE

Please see the Valuation Office Agency website www.voa.gov.uk. Indicated assessments £11,500 and £6,800 for Offices A and B respectively.

No rates are payable under the current small business relief threshold for single property occupiers.

INSPECTION

For further information please contact Daniel Hiller (d.hiller@davies.uk.com) or Clay Davies (c.davies@davies.uk.com) or telephone 01707 274237.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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.

Energy Performance Certificate: TBC

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.

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