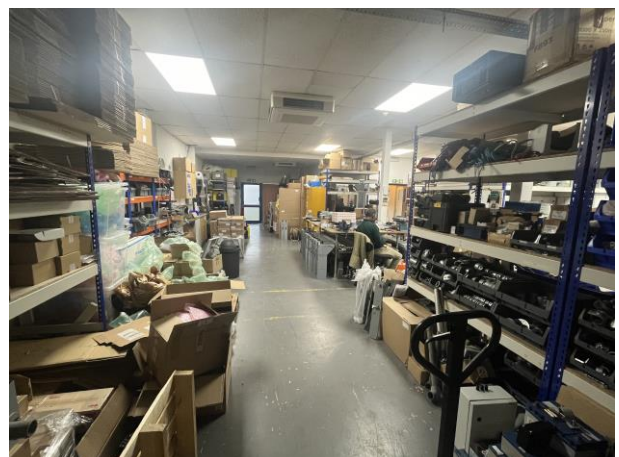


12 Bridgegate Centre, Welwyn Garden City

For Sale Freehold

Attractive business unit in a prominent end of terrace position.

4,478 Sq Ft Approx





12 Bridgegate Centre Welwyn Garden City AL7 1JG

WELWYN GARDEN CITY

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.

LOCATION

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.

DESCRIPTION

A two storey office / business building featuring a prestige corner entrance area.

As currently configured the property is partially partitioned, fitted out and finished as open plan office accommodation upstairs with electronics workshop downstairs but is suitable for a range of uses including offices.

There are windows at the front and side at ground and at first floor level at the front side and rear at first floor level below which is a loading door.

The offices are fully finished with carpet with lined walls and suspended ceilings incorporating recessed LED light fittings. The property is provided with radiators supplemented by air conditioning units.

There are male and female toilets on the first floor.

The building could be adapted to a range of requirements including ancillary light industrial, storage or offices on the ground floor.

There is a roller shutter on the rear of the building.

APPROXIMATE (GEA) FLOOR AREAS

Ground Floor Offices	2,274 sq ft
First Floor Offices	2,204 sq ft
Total	4,478 sq ft

PARKING

12 parking spaces are provided.

TERMS

The property is available for sale freehold.

£825,000.00

VAT is payable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). £58,500 rateable value from April 2023.

AVAILABILITY

Q2 2024

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.

ENERGY PERFORMANCE CERTIFICATE

Category C (72)

<https://find-energy-certificate.service.gov.uk/energy-certificate/0180-0635-8479-2023-4006>

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.

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.