

Davies

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12 / 14 Little Ridge Welwyn Garden City

To Let

End of terrace light industrial / warehouse premises.

3,497 Sq Ft Approx (GIA)

Plus useful mezzanine floor 484 sq ft



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148-1

12-14 Little Ridge

The Ridgeway, Welwyn Garden City AL7 2BH

LOCATION

Welwyn Garden City is situated approximately 25 miles north of central London immediately to the east of the A1(M) with convenient access via junctions 4 and 6. The M25 (Junction 23 – South Mimms) is approximately 8 miles to the south and the A414 trunk road which skirts the southern edge of the town provides fast east-west link between the M1 at Hemel Hempstead and M11 at Harlow.

DESCRIPTION

This end of terrace property is in a small modern estate of similar units attractively located in the main commercial area.

The building comprises a clear span modern unit with a clear internal headroom of approximately 4.56m (15 ft). There is a full sized sectional up and over loading door at the front behind a concrete loading apron.

The production / warehouse area is provided with heating, lighting and excessive power distribution.

There are four offices and 2 w/c's at the front with storage space above. There is a further small steel mezzanine area to the rear.

There are 2 car parking spaces at the front of the unit and shared use of the estate car park at the rear.

APPROXIMATE FLOOR AREAS (GIA)

Ground Floor 3,497 Sq Ft

Plus loft storage above offices/
Mezzanine Floor 484 Sq Ft

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk).

TERMS

The property is available on a new lease for a term to be agreed. Details on request.

All terms are subject to VAT where applicable.

AVAILABILITY

Immediate on completion of legal formalities.

INSPECTION DETAILS

For further information please contact Davies & Co on 01707 274237.

CONDITIONS

Please note the following:

Davies & Co for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- (ii) Services have not been tested and therefore no guarantee is given that they are in working order.
- (iii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iv) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Davies & Co.
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