

**NEWLY
REFURBISHED**

TO LET
7,895 ft²



**PROMINENT
LOCATION**



**EXCELLENT
TRANSPORT LINKS**

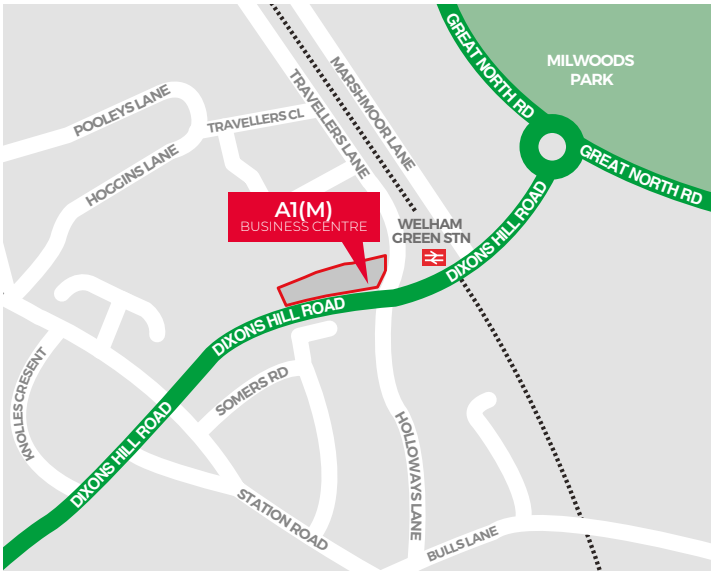


www.ipif.com/welhamgreen

WAREHOUSE UNIT TO LET

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





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 approximately 160 metres from the estate offering services to London Kings Cross and Moorgate in approximately 40 mins.

 **AL9 7JE**

[///what3words.com/upon.hammer.olive](https://www.what3words.com/upon.hammer.olive)



On behalf of the landlord

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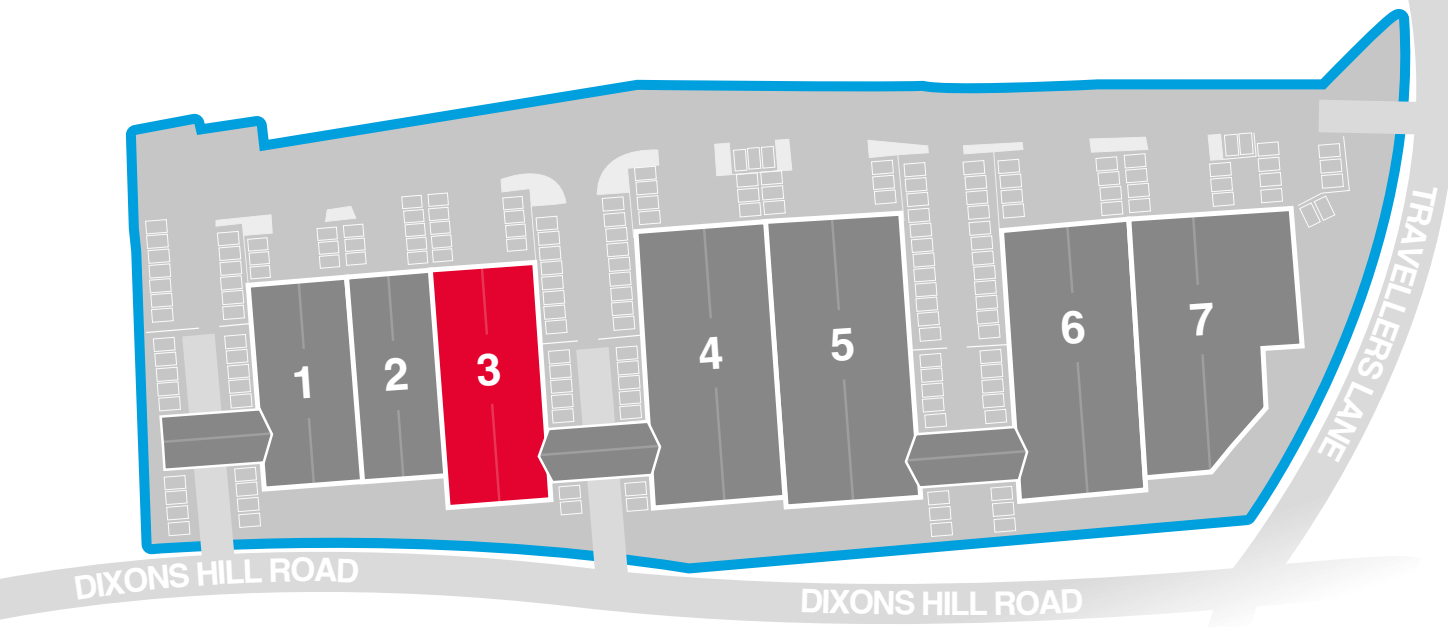
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DESCRIPTION

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:

- Newly refurbished
- 6.5m eaves height
- Up and over level access loading door
- First floor offices
- W/C facilities
- Dedicated yard area
- 20 car parking spaces
- EV charging point

ACCOMMODATION

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

UNIT 3	FT ²	M ²
Ground Floor	6,678	620.4
First Floor Office	1,217	113.1
Total	7,895	733.5

EPC RATING

A copy of the EPC is available on request.



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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.

DRIVE TIMES

Location	Distance	Time*
Welham Green Train Station	160 metres	1 min
J2 A1(M)	1.9 miles	4 mins
J23 M25	5.7 miles	8 mins
J8 M1	10.4 miles	17 mins

*Drive time approximate. Sourced by Google Maps.

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