

# Unit 11, Quadrant Park, Mundells

Welwyn Garden City, AL7 1FS



**TO LET**

**11,407 sq ft** (1,059.74 sq m)

POSTCODE: AL7 1FS

- Good quality estate
- Modern building to be refurbished
- 21 car parking spaces
- Dedicated yard area
- Prominent to Mundells Roundabout
- 7.8m Clear internal height
- available Q4 2024



## Description

Unit 11 Quadrant Park is high quality prominent Ind warehouse unit in Welwyn Garden City. The unit offers modern standard accommodation with a clear internal height of 7.8m, dedicated yard and generous parking provision. The unit is to be refurbished and could suit a trade counter operation or regular ind/wh operations.

## Location

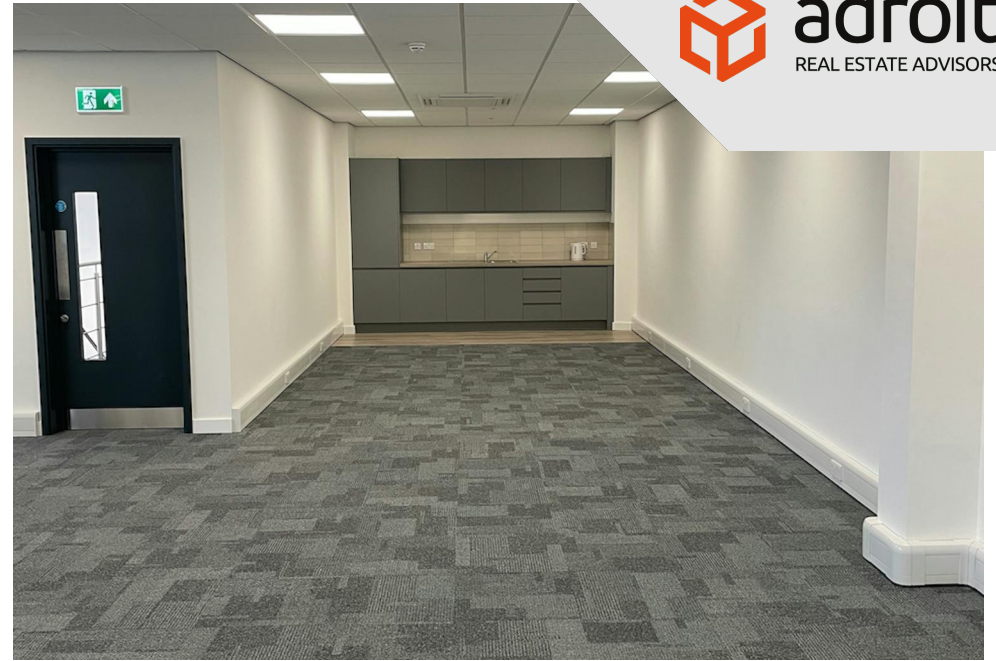
Welwyn Garden City lies approximately 26 miles north of Central London between Junctions 4 and 6 of the A1(M), with the M25 (J23) just 8 miles to the south. The A414 dual carriageway links directly to the M1 and M11.

The property is well located in an established trade / industrial area to the north east of Welwyn Garden City, within 1.4 miles of the Town Centre. The location benefits from close amenities and fronting the main arterial road through the town, the A1000.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	9,642	895.77
1st	1,765	163.97
<b>Total</b>	<b>11,407</b>	<b>1,059.74</b>



## Tenure

Available on a Leasehold basis only. Please contact the agents for quoting terms.

## EPC

Available on request.

## Availability

Further information is available upon request.

## Service Charge

Upon application

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Business Rates

Rateable Value of £132,000.00

## Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors and JLL

## Adroit Real Estate Advisors



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