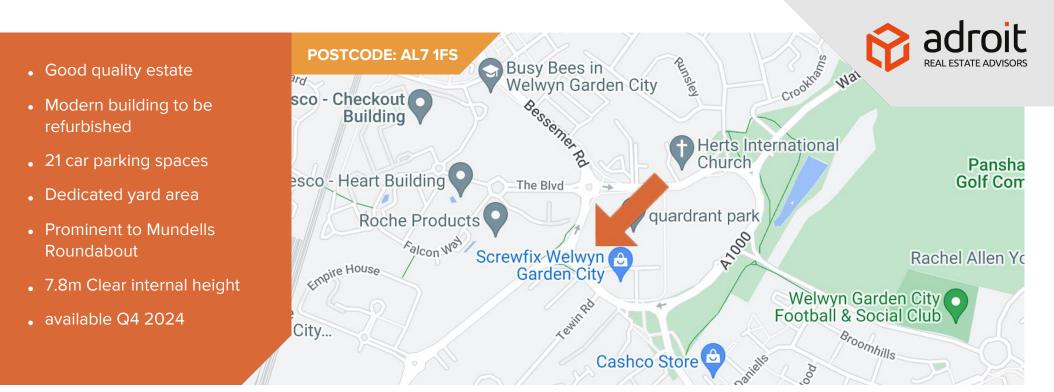
# **Unit 11, Quadrant Park, Mundells**

Welwyn Garden City, AL7 1FS







## **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:

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







## **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

## **Viewings**

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

## **Adroit Real Estate Advisors**



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