

# HED House 60A Bridge Road East Welwyn Garden City AL7 1JU

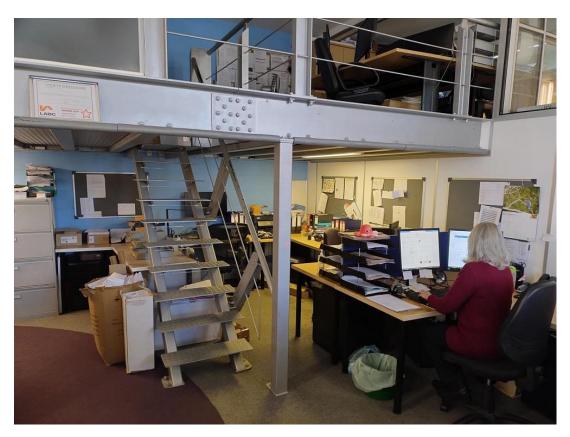
# For Sale (Virtual Freehold)

Ground Floor Office. Part Vacant / Part Let

# 937 Sq Ft (Net) Approx.

Includes 262 Sq Ft Mezzanine

- Close to Station
- 5 parking spaces (2 spaces are let).
- Rent income £5,000 per annum.



# HED House 60A Bridge Road East, Welwyn Garden City AL7 1JU

# **WELWYN GARDEN CITY**

Offering an attractive landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies including Xerox, Roche and Tesco.

The town lies approximately 20 miles north of Central London between Junctions 4 and 6 of the A1(M) with the M25 just 7 miles to the south. In addition, the A414 dual carriageway provides a fast and convenient eastwest link to the M1 at Hemel Hempstead and the M11 at Harlow.

The town has a fast-electrified train service to London Kings Cross and Moorgate with underground links at Finsbury Park.

# **LOCATION**

The property is prominently located fronting on to Bridge Road East, one of the principal roads in the commercial area opposite B&Q and is within convenient walking distance of the Station and City Centre.

### **DESCRIPTION**

Forming part of a row of 4 similar brick fronted properties with car parking to rear the available accommodation comprises the entire ground floor which has been split in two parts but linked by an internal corridor at the front.

The front left office (Office A) is vacant and served with a meeting room and mezzanine office.

The front right office (Office B) is open plan and let to Home Extension Designs at a rent of £5,000 p.a. exclusive on a 5-year lease.

There are shared ladies and gents WCs and a kitchen by the entrance.

There are 4 residential units at first floor level which share use of the same external entrance door. These are currently let and are not included within the sale.

# APPROX (NET INTERNAL) FLOOR AREA

Office A		Vacant
Ground Floor Mezzanine Floor Total	420 Sq Ft <u>262 Sq Ft</u> 682 Sq Ft	
Office B		Let

# **CAR PARKING**

Office A - 3 parking spaces.

Office B – 2 parking spaces.

### **TERMS**

Available for sale on the basis of a long lease (999 years) with the benefit of the income from Office B.

Price £350,000 plus VAT.

There is a service charge for shared building and estate costs.

### **AVAILABILITY**

Immediate following completion of legal formalities.

# **RATEABLE VALUE**

Please see the Valuation Office Agency website <a href="https://www.voa.gov.uk">www.voa.gov.uk</a>. Indicated assessments £11,500 and £6,800 for Offices A and B respectively.

No rates are payable under the current small business relief threshold for single property occupiers.

# **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.

## 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. <a href="https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-ediction">https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-ediction</a>.

**Energy Performance Certificate: TBC** 

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.

> D8826.2 O79-11

Ground Floor 255 Sq Ft

Overall Total 937 Sq Ft





