Coming Soon

The Bridgefields Estate
Welwyn Garden City

To Let

Distinctive New light industrial / warehouse units

2,860 – 12,110 Sq Ft

Available Q4 2019
A Brand-New Development
The Bridgefields Estate
Tewin Road, Welwyn Garden City AL7 1RX

WELWYN GARDEN CITY

Offering an attractive landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies including Roche, Paypoint 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 east-west link to the M1 at Hemel Hempstead and the M11 at Harlow.

Welwyn offers a fast electrified train service to Kings Cross/ St Pancras the UK’s leading transport hub and also Moorgate with underground links at Finsbury Park.

Welwyn Garden City has a particularly attractive town centre including a major John Lewis store.

LOCATION

Bridgefields is situated off Tewin Road in the centre of the principle commercial area between Mundells and Bridge Road East.

DESCRIPTION

A new development of 8 high-quality production and warehouse buildings in a range of sizes and configurations to meet varying requirements.

This is the first new light industrial / warehouse development in WGC for some time and is superbly located a short distance from the station and town centre.

Features include:

- 6m clear height.
- Concrete first floor level for office or storage use.
- Steel frame design.
- 750 kg / sq m floor loading.
- 3 phase electricity
- Full size loading doors.
- Maintenance free roof and wall cladding.
- Secure gated site.

USE:

B1(c) and B8 uses.

APPROX. (GROSS INTERNAL) FLOOR AREAS

<table>
<thead>
<tr>
<th>Unit</th>
<th>Ground Floor</th>
<th>First Floor</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>4,000 Sq Ft</td>
<td>1,370 Sq Ft</td>
<td>5,370 Sq Ft</td>
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<tr>
<td>9</td>
<td>2,060 Sq Ft</td>
<td>800 Sq Ft</td>
<td>2,860 Sq Ft</td>
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<tr>
<td>10</td>
<td>2,220 Sq Ft</td>
<td>850 Sq Ft</td>
<td>3,070 Sq Ft</td>
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<td>11</td>
<td>2,370 Sq Ft</td>
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<td>12</td>
<td>2,175 Sq Ft</td>
<td>785 Sq Ft</td>
<td>2,960 Sq Ft</td>
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<tr>
<td>14</td>
<td>2,600 Sq Ft</td>
<td>860 Sq Ft</td>
<td>3,460 Sq Ft</td>
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</tbody>
</table>

Combinations of units can be accommodated and there may be scope to including individual requirements. Floor areas will be subject to verification upon practical completion.

TERMS

Available to-let on new leases for a term to be agreed.

All terms are subject to VAT where applicable.

AVAILABILITY

To be confirmed but anticipated Q4 2019.

ENERGY PERFORMANCE CERTIFICATE

Not yet assessed.

INSPECTION

For further information please contact Davies & Co on 01707 274237

NOTE

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.