

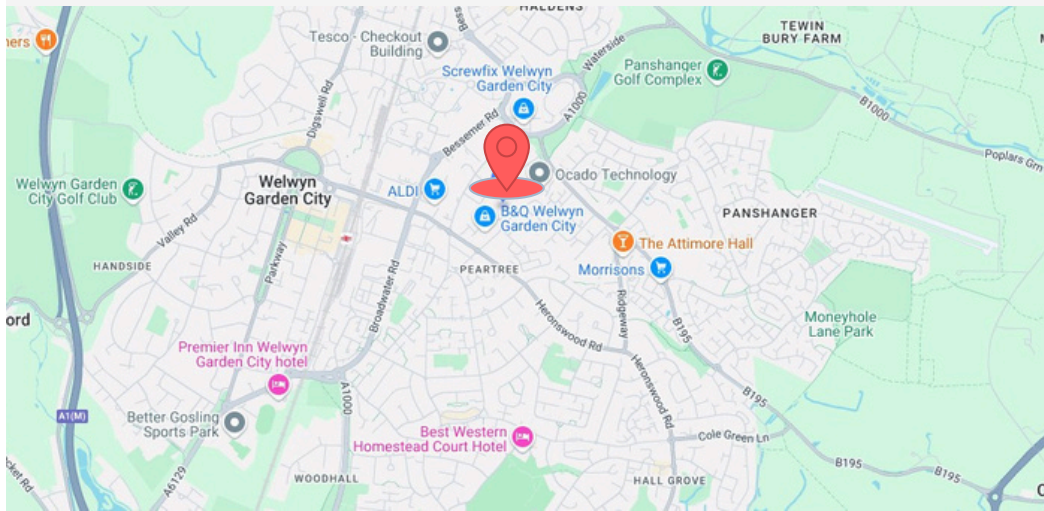
9 Martinfield |
Welwyn Garden City |
AL7 1HG

Modern Business / Hi-Tech Unit |
3,038 Sq.ft | For Sale-No VAT



Key features

- Self-contained building
- Flexible office/storage space
- Excellent loading
- Comfort cooling (part)
- Kitchen



For viewings contact

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Description

The property comprises a modern unit of frame construction with a front elevation that comprises a mix of brickwork and feature glazing to full height. It is arranged evenly over ground and first floors with the ground providing office and storage space with roller shutter loading. The first floor comprises offices arranged principally in a cellular fashion, but easily capable of being reinstated to open plan.

Accommodation

First floor	1,519 Sq.ft	141.10 Sq.m
Ground Floor	1,519 Sq.ft	141.10 Sq.m
TOTAL	3,038 Sq.ft	282.20 Sq.m

These floor areas are approximate and have been calculated on a gross internal basis.

Rates

The VOA website shows an entry in the current Rating List of £37,750. The rates payable will be a proportion of this figure.

Location

The Martinfield Business Centre is situated in the heart of Welwyn Garden City's main commercial area with both the town centre and railway station being within easy walking distance. Access is via Bridge Road East with the estate being located just behind the B&Q DIY superstore. Junctions 4 and 5 of the A1(M) are each approximately 2 miles away, with the M25 (J23) a further 9 miles to the south. The mainline railway station is situated within the town centre and provides a regular 25 minute service to London Kings Cross. Central London is circa 25 miles, London Heathrow airport is circa 32 miles, London Luton airport is circa 12 miles and London Stansted airport is circa 24 miles.

For rates payable please refer to the Local Rating Authority, Welwyn Hatfield Borough Council – 01707 357000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of D 96. Details available upon request.

Legal costs

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

Terms

The freehold is offered for sale, offers are invited in the region of £550,000.

NOTE, our client advises us that the property is not registered for VAT and VAT will not therefore be chargeable.