



DANGERFIELD
PROPERTY

HIGH SPEC WAREHOUSE & OFFICES - TO LET **2,360 SQFT (219.3 m²) (additional 600 sqft 1st floor if required)**

**UNIT 2, POLARIS CENTRE,
41 BROWNFIELDS,
WELWYN GARDEN CITY, HERTS AL7 1AN**



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, Dangerfield Property Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

Dangerfield Property, Plantagenet House, 4 Plantagenet Road, New Barnet, Herts, EN5 5JQ

Tel: 020 8886 7449 Email: jeremy@dangerfieldproperty.co.uk

Dangerfield Property Limited is a Private Limited Company registered in England and Wales, Registered Number 11815131
VAT No: 316 6522 12, Registered Office: 1 Warner House, Harrobian Business Village, Bessborough Road, Harrow, HA1 3EX

Location

The property forms part of The Polaris Centre, which is located at the western end of Brownfields, off Black Fan Road, just south of Mundells. Junction 23 of the M25 Motorway is approximately 8 miles to the south via the A1(M) and Welwyn Garden City town centre and station are less than a mile away.

Description

The property comprises a modern end of terrace, steel portal framed business unit, providing ground floor warehouse with ground floor reception offices and open plan first floor offices. The offices are comfort cooled and have been refurbished to a high specification. (Additional first floor offices of approximately 600sqft can be provided if required).

The unit has a full height roller shutter loading door, an eaves height of approximately 6.3 metres and 5 parking spaces (plus space in front of the roller shutter).



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Floor Areas

All floor areas are approximate only.

Ground floor	1,603 sqft	(149 m ²)
First Floor Offices	757 sqft	(70.3 m ²)
Gross Internal Area	2,360 sqft	(219.3 m ²)

Lease

A new full repairing lease is available for a term by arrangement, subject to periodic, upward only rent reviews.

Rent

£39,500 per annum exclusive



Rateable Value

Interested parties are advised to make their own enquiries to www.voa.gov.uk.

Legal Costs

Each party will bear their own legal costs.

Viewing

Strictly by appointment with Sole Agents, Dangerfield Property

Jeremy Dangerfield

jeremy@dangerfieldproperty.co.uk 020 8886 7449 or 07775 625 674



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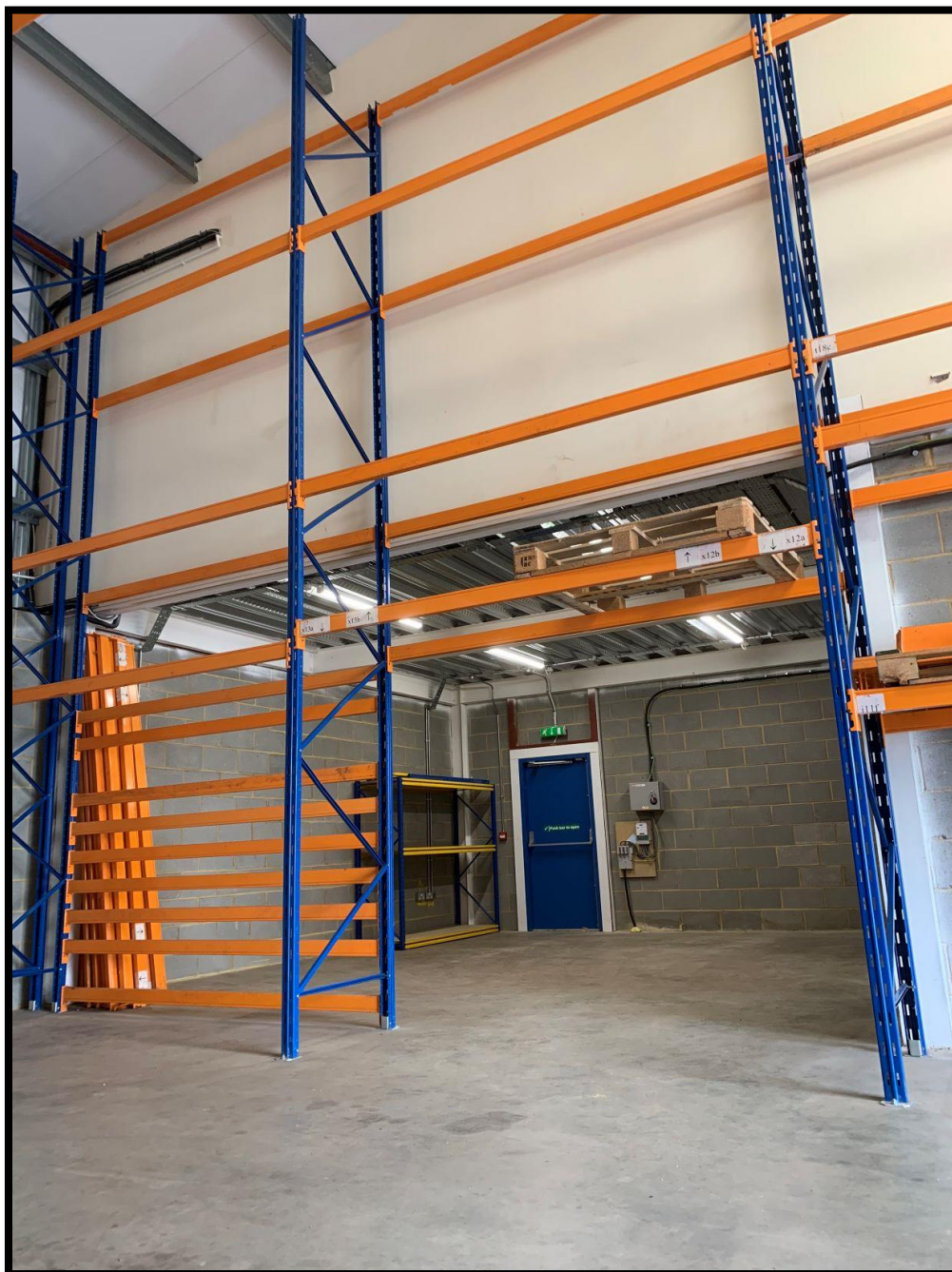
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