

**HIGH SPEC BUSINESS UNIT
TO LET
2,585 SQFT (240 m²)**

**UNIT 7, POLARIS CENTRE
41 BROWNFIELDS
WELWYN GARDEN CITY
HERTS AL7 1AN**



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 mainline station are less than a mile away.

Description

The property comprises a newly constructed mid-terrace, steel portal framed business unit, configured to provide a ground floor warehouse with ground floor reception offices and additional first floor and mezzanine offices. The offices have been fitted out to a high specification and provide a combination of open plan and cellular space. The unit has a full height roller shutter loading door, an eaves height of approximately 6.3 metres and 3 parking spaces.

Floor Areas

All floor areas are approximate only.

Ground floor	1455 sqft	(135.1m ²)
First Floor Offices	947sqft	(87.9 m ²)
Mezzanine Offices	<u>183 sqft</u>	<u>(17 m²)</u>
Gross Internal Area	2,585 sqft	(240 m²)

Lease

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

Rent

£37,500 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

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