

LAST UNIT REMAINING
**UNDER
REFURBISHMENT**

**6,826 ft²
TO LET**



**PROMINENT
LOCATION**



**EXCELLENT
TRANSPORT LINKS**



**UNIT 3 -
POST REFURBISHMENT**

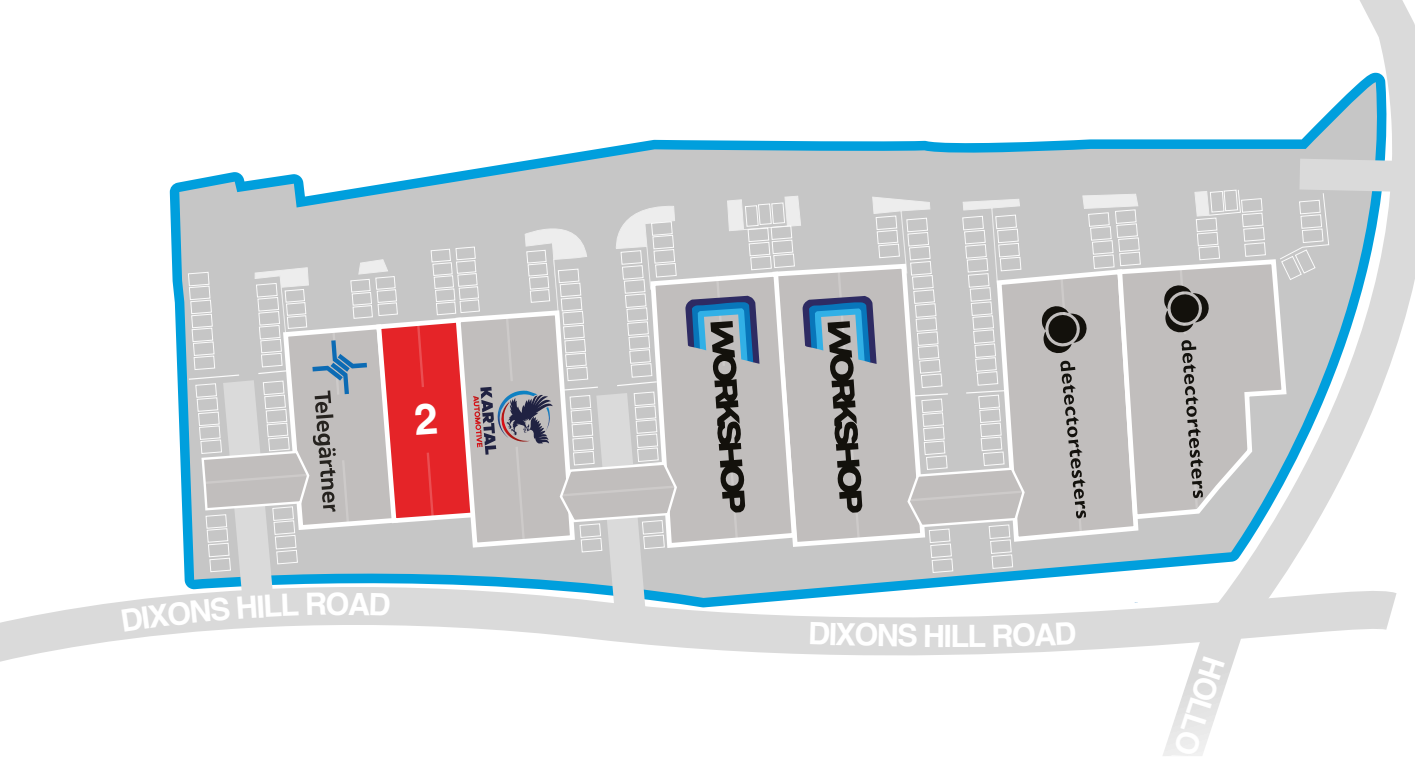


www.ipif.com/welhamgreen

WAREHOUSE / BUSINESS UNIT TO LET

UNIT 2, A1(M) BUSINESS CENTRE
DIXONS HILL ROAD, WELHAM GREEN, AL9 7JE

IPIF



ACCOMMODATION

The available accommodation comprises of the following gross internal floor areas:

UNIT 2	FT²	M²
Ground Floor	5,596	520
First Floor Office	1,230	114
Total	6,826	634



DESCRIPTION

Unit 2 is a linked terraced unit of portal frame construction with brick elevations. 18 car parking spaces are located to the rear of the unit.

Loading is via a single ground level up and over loading door and the warehouse benefits from 6.5m eaves height. Unit 2 is due to undergo comprehensive refurbishment consistent with those recently completed for Units 3, 4 & 5.

SPECIFICATION

- To be refurbished
- 6.5m eaves height
- Roller shutter door
- First floor offices
- WC facilities
- Dedicated yard area
- 18 car parking spaces



UNIT 3 - POST REFURBISHMENT

On behalf of the landlord

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LEASE TERMS

The premises are available on a new full repairing and insuring lease. Further details available from the joint agents.

BUSINESS RATES

The unit has a rateable value of £86,000 within the 2023 Rating List. Occupiers are advised to check this.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas of the estate. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC available on request.



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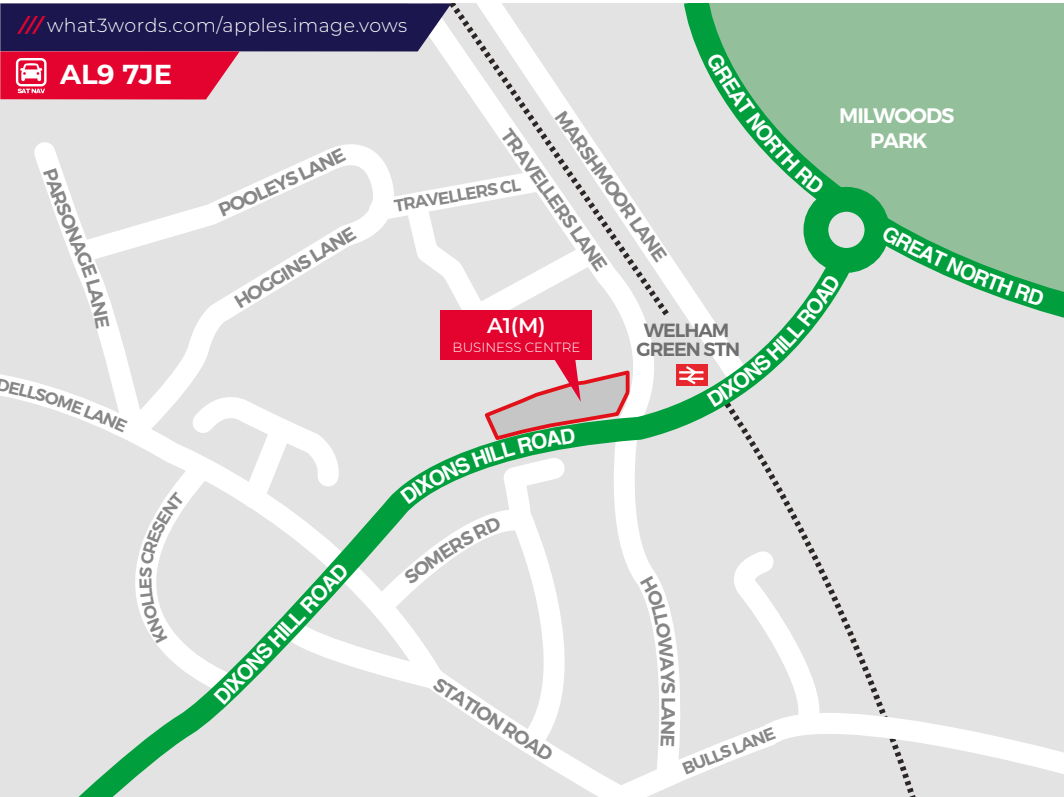
LOCATION

The unit is prominently positioned to the front of the Welham Green industrial area at the junction of Travellers Lane and Dixons Hill Road. Welham Green offers easy access to both the A1(M) and M25. Welham Green Railway Station is approximately 160 metres from the estate offering services to London Kings Cross and Moorgate in approximately 40 mins.



Location	Distance (Miles)	Drive Time*
Welham Green Train Station	160 metres	1 min
J2 A1(M)	1.9 miles	4 mins
J23 M25	5.7 miles	8 mins
J8 M1	10.4 miles	17 mins

*Drive times approximate. Source: Google Maps.



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