

FOR SALE / MAY LET



NORTONS

BUSINESS PARK

BRIDGE ROAD EAST / WELWYN GARDEN CITY / AL7 1BW

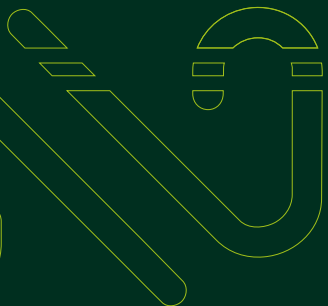
2 NEW GRADE A INDUSTRIAL UNITS

14,725 - 31,980 SQ FT

GEA

AVAILABLE Q3 2027

nortonsbusinesspark.co.uk





**Nortons Business Park
presents an exciting new
warehouse development,
delivering a total of
43,670 sq ft across three
Grade A units in a premier
industrial location.**

The development comprises three units, of which two remain available either separately or combined. Prior to construction, alterations can be considered to satisfy occupiers' requirements.

The units are being developed to the very highest specification, targeting a BREEAM 'Excellent' rating, reflecting a genuine commitment to sustainability, energy efficiency, and long-term occupier value. Occupiers can expect best-in-class accommodation designed to meet the demands of modern industrial and logistics operations.





NORTONS
BUSINESS PARK

**UNDER
OFFER**

UNIT 3

**AVAILABLE
14,725 SQ FT**

UNIT 2

**AVAILABLE
17,255 SQ FT**

UNIT 1





9m Minimum internal height



2 Level loading doors per unit



c.17% First floor office content



430 kVA power



Secure Estate



Floor loading 37.5 kN/m²



Covered cycle storage



10 Parking spaces per unit
(additional parking spaces available)

AVAILABLE

UNIT 1	SQ FT	SQ M
FIRST	3,014	280
GROUND	14,241	1,323
TOTAL	17,255	1,603

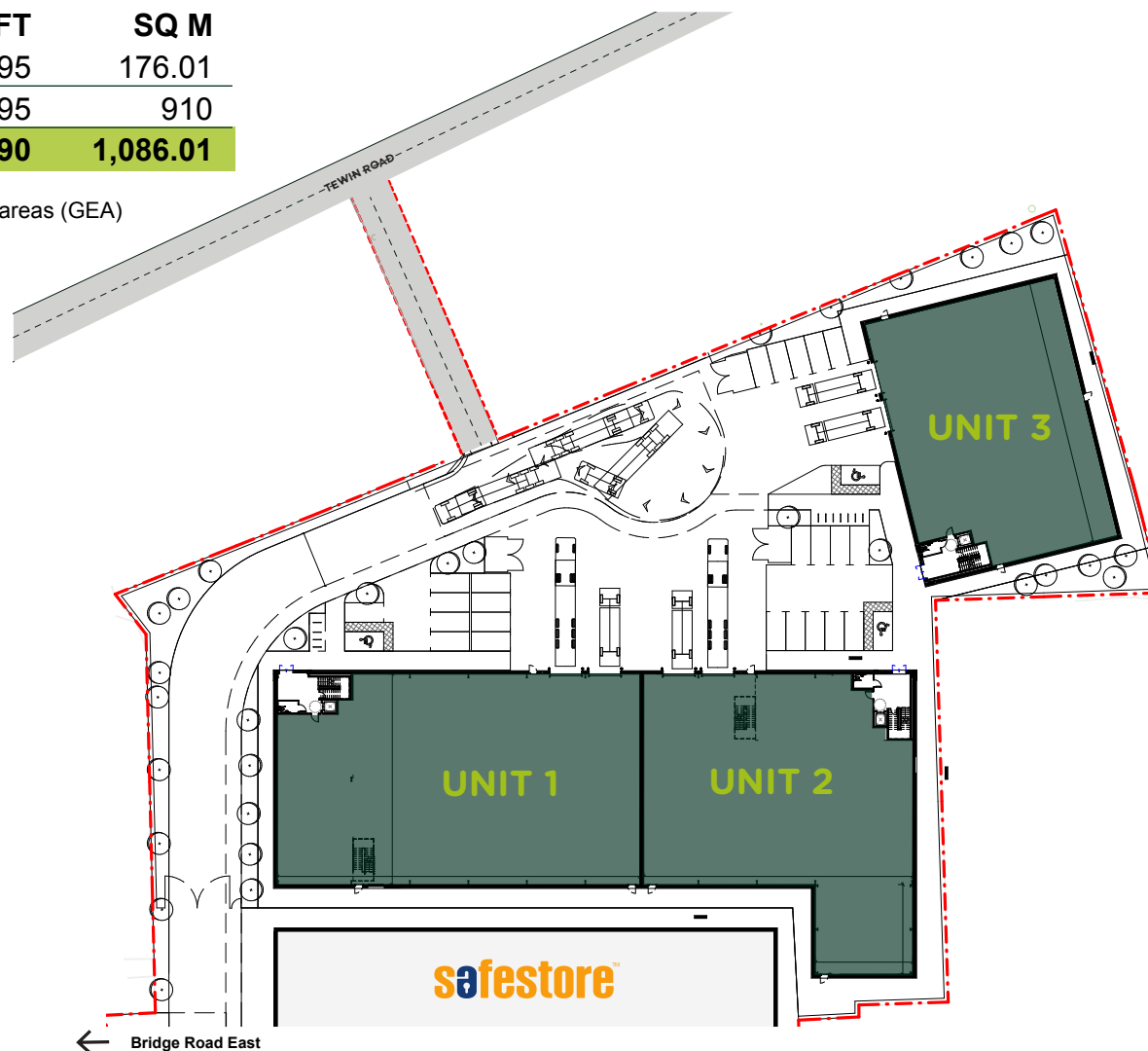
AVAILABLE

UNIT 2	SQ FT	SQ M
FIRST	2,430	225.75
GROUND	12,295	1,142.25
TOTAL	14,725	1,368

UNDER OFFER

UNIT 3	SQ FT	SQ M
FIRST	1,895	176.01
GROUND	9,795	910
TOTAL	11,690	1,086.01

* Floor areas are gross external areas (GEA)



UNIT 1
AVAILABLE
17,255 SQ FT



Nortons Business Park / Welwyn Garden City / AL7 1BW



UNIT 2
AVAILABLE
14,725 SQ FT



STRATEGICALLY CONNECTED

Nortons Business Park occupies a prime position in the heart of Welwyn Garden City, with excellent access to the national motorway network and fast rail links to London.



**15
MINS**

**JUNCTION
23 M25 via
A1(M)**

**32
MINS**

**DIRECT
TRAIN TO
KINGS CROSS
LONDON**

**30
MINS**

**LUTON
AIRPORT**

**40
MINS**

**STANSTED
AIRPORT**

**45
MINS**

**CENTRAL
LONDON**





TENURE

Unit 3 is under offer on a Freehold basis.
The units are available freehold and consideration will be given to a leasehold interest.

PRICE / RENT

Upon Application

TIMING

The site is due to be completed
and ready for occupation Q3 2027.

VIEWINGS

Strictly by appointment by joint agents
Levy Real Estate and Stimpsons.

USE CLASS

The units benefit from flexible use within
Class E(g) and/or B2 and/or B8.

LEGAL COSTS

Each party to be responsible for their
own in connection with the transaction.

VAT

The properties are elected for VAT.

For further information please visit
nortonsbusinesspark.co.uk or contact the agents.



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Designed by
HEKTA