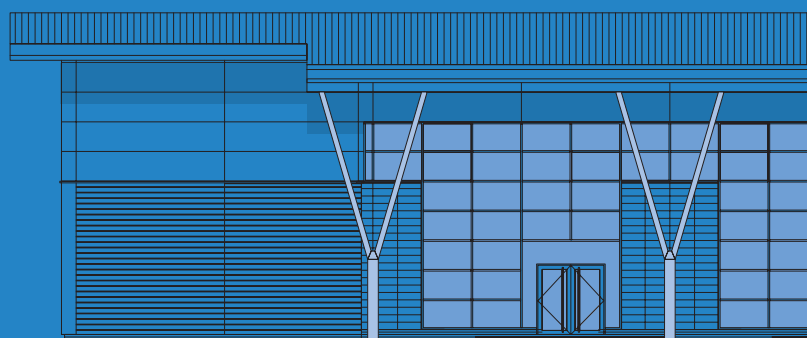
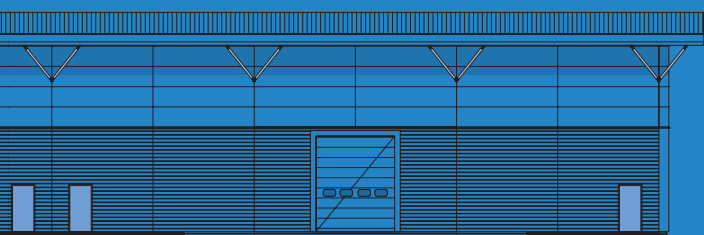


# Quadrant P A R K

MUNDELLS WELWYN GARDEN CITY



Warehouse/Production Scheme  
5,974-23,402 sq ft  
To Let



# Quadrant P A R K

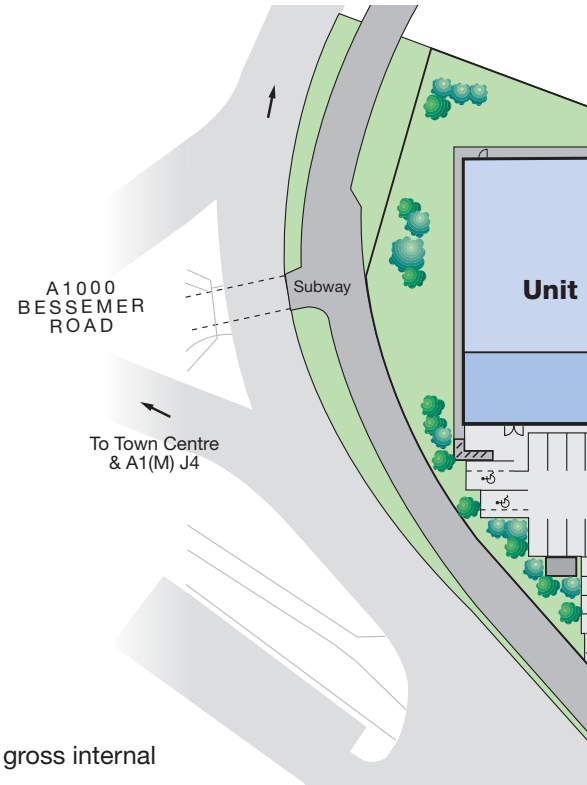


Welwyn Garden City lies approximately 26 miles north of Central London between Junctions 4 and 6 of the A1(M), with the M25 (J23) 8 miles to the south. The A414 dual carriageway links directly to the M1 and M11.

Quadrant Park is prominently located on The Mundells orbital system approximately half a mile from the town centre which offers excellent facilities. The station provides a fast electrified service to London Kings Cross and Moorgate stations (approximate journey time of 25 minutes).

This popular commercial location is home to many major companies including Tesco, Roche, Xerox, John Lewis and Argos.

The 2.22 hectare (5.5 acre) development will provide 11 units ranging in size from 5,974 sq ft up to 23,402 sq ft. Units are also capable of being combined.



## Specification

### Warehouse/Production areas

- Clear span portal frame construction
- Stylish brick and clad elevations
- 35kN/m<sup>2</sup> (700lbs per sq ft) floor loading
- 7.5m or 8m eaves height
- 10% translucent roof lights
- Electrically operated loading doors

### Offices

- High quality entrance reception areas
- Suspended ceilings with fluorescent lighting
- Fully carpeted
- Central heating
- 8 person lift (Units 1 and 2)

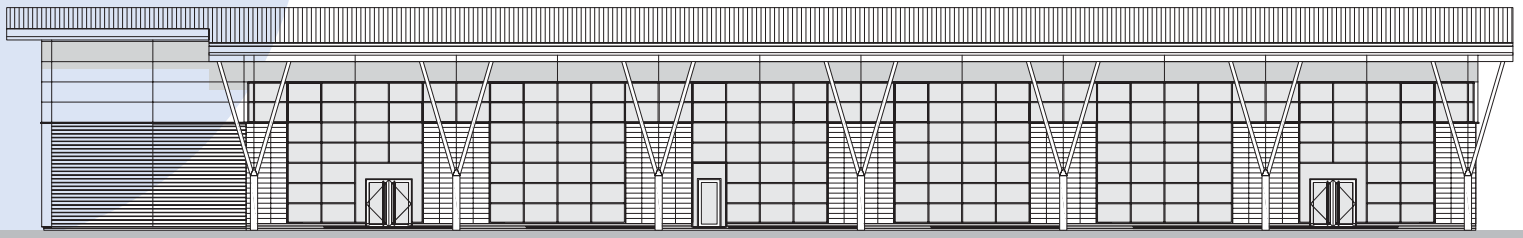
### External areas

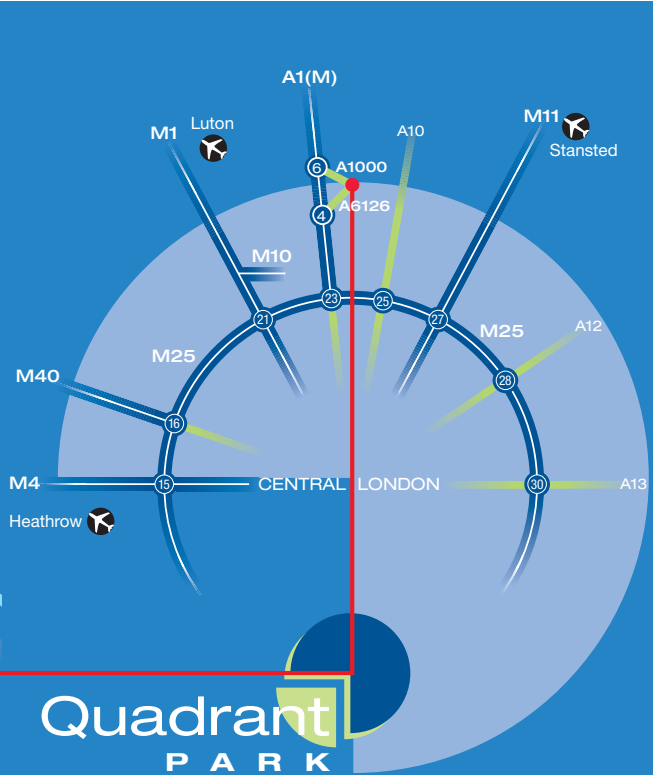
- Lighting to parking areas
- Estate signboard with tenants logos
- Landscaped areas

## Accommodation - gross internal

Unit	Ground Floor Warehouse/Office	First Floor Office	Total	Eaves Height	Car Parking
1	20,377 sq ft	3,025 sq ft	23,402 sq ft	8m	45
2	11,442 sq ft	3,014 sq ft	14,456 sq ft	7.5m	28
3	7,847 sq ft	1,507 sq ft	9,354 sq ft	7.5m	18
4	10,463 sq ft	1,787 sq ft	12,250 sq ft	7.5m	23
5	5,231 sq ft	743 sq ft	5,974 sq ft	7.5m	11
6	7,847 sq ft	1,464 sq ft	9,311 sq ft	7.5m	17
7	7,847 sq ft	1,464 sq ft	9,311 sq ft	7.5m	17
8	5,231 sq ft	743 sq ft	5,974 sq ft	7.5m	11
9	5,231 sq ft	743 sq ft	5,974 sq ft	7.5m	11
10	7,847 sq ft	1,464 sq ft	9,311 sq ft	7.5m	17
11	9,591 sq ft	1,787 sq ft	11,378 sq ft	7.5m	21
<b>Total</b>			<b>116,695 sq ft</b>		<b>222</b>







# Quadrant PARK

Welwyn Garden City centre	0.5 miles
A1(M) J 4	3 miles
A1(M) J5	2 miles
A1(M) J6	2 miles
M25 J23	8 miles
Heathrow Airport	35 miles
Luton Airport	13 miles
Stansted Airport	25 miles
Central London	26 miles



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Grafton Gate is supportive of the voluntary Code of Practice for Commercial Leases. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you should seek advice from a qualified surveyor, solicitor, or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through Professional Institutions and Trade Associations or through the web site [www.commercialleascode.co.uk](http://www.commercialleascode.co.uk)