

# MAGELLANHOUSE

BESSEMER ROAD >  
WELWYN GARDEN CITY

## MODERN PROMINENT DETACHED HEADQUARTERS/DISTRIBUTION BUILDING

16,660 SQ FT/1,548 SQ M

TO LET/FOR SALE





## DISTRIBUTION

- 7.6 metre eaves height
- Steel portal frame /column free
- Electric roller shutter loading door
- Gas heating
- Sodium lights

## OFFICES

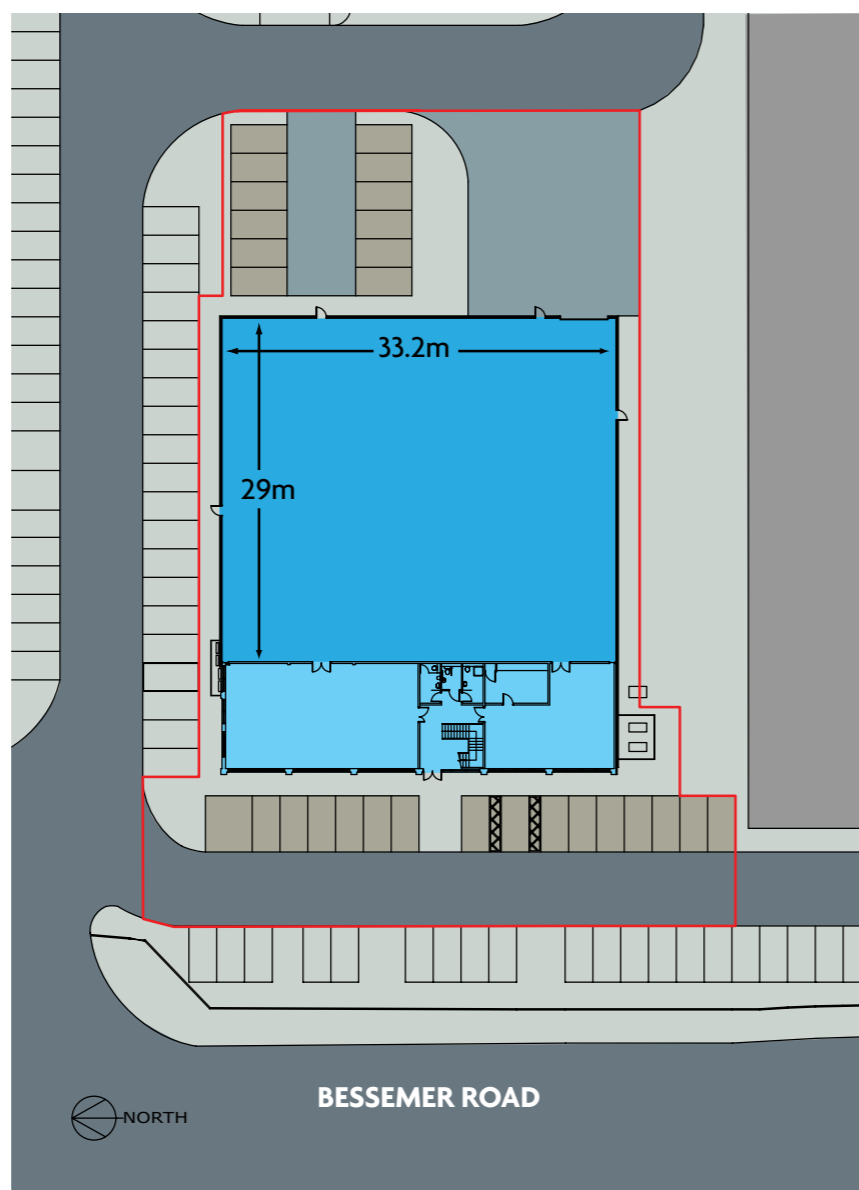
- Air conditioning
- Gas heating
- Suspended ceilings with Cat 2 lights
- Fitted carpets
- Kitchen/canteen area
- Separate male / female WC's and shower

## EXTERNAL

- Highly prominent to Bessemer Road
- 29 car spaces
- Rear yard / loading area
- Short walk to station / town centre

## SCHEDULE OF AREAS

	sq m	sq ft
Warehouse/Production	964	10,380
Ground Floor Office	292	3,140
First Floor Office	292	3,140
<b>Total</b>	<b>1,548</b>	<b>16,660</b>



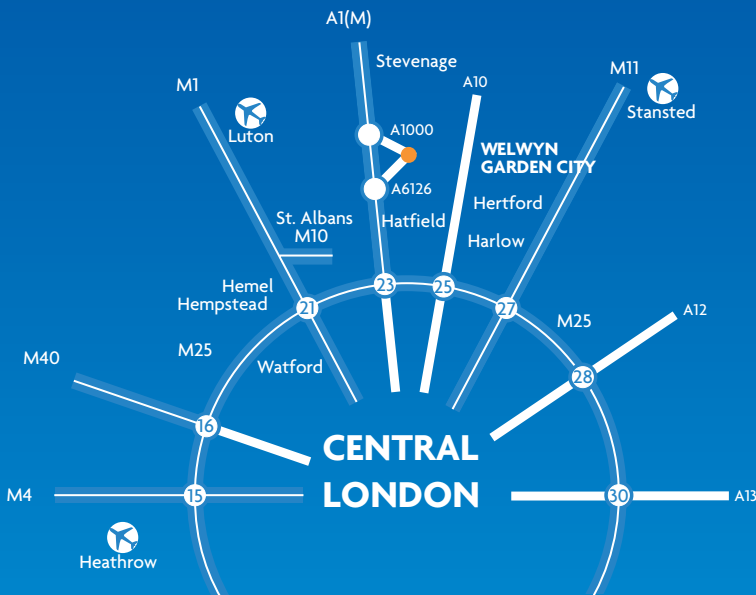
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## LOCATION

Magellan House is situated in a very prominent position fronting Bessemer Road, close to the junction with Bridge Road, only 600 metres from the Station and Town Centre.



## TERMS

Magellan House is available on a Galileo Plain English Lease. This means reduced legal costs and quick occupation.

## VIEWING

Please contact Leighton Goldhill and Davies & Co.

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