

# MAGELLANHOUSE

BESSEMER ROAD >  
WELWYN GARDEN CITY

## MODERN PROMINENT DETACHED HEADQUARTERS/DISTRIBUTION BUILDING

16,660 SQ FT/1,548 SQ M  
TO LET/FOR SALE



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## DISTRIBUTION

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

## OFFICES

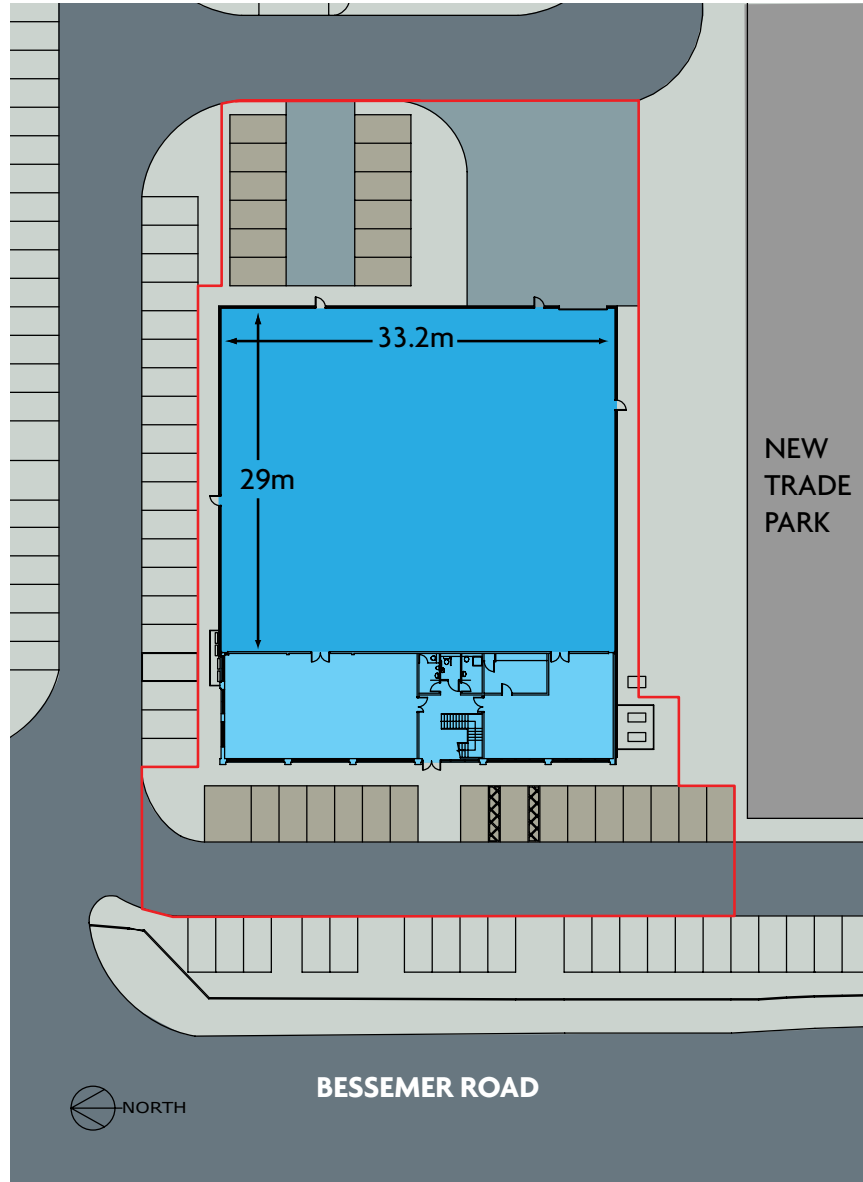
- Comfort Cooling
- Gas heating
- Suspended ceilings with Cat 2 lights
- Fitted carpets
- Kitchen/canteen area
- Separate male / female WC's and shower

## EXTERNAL

- Highly prominent to Bessemer Road
- 29 car spaces
- Large rear yard / loading area

## SCHEDULE OF AREAS

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>





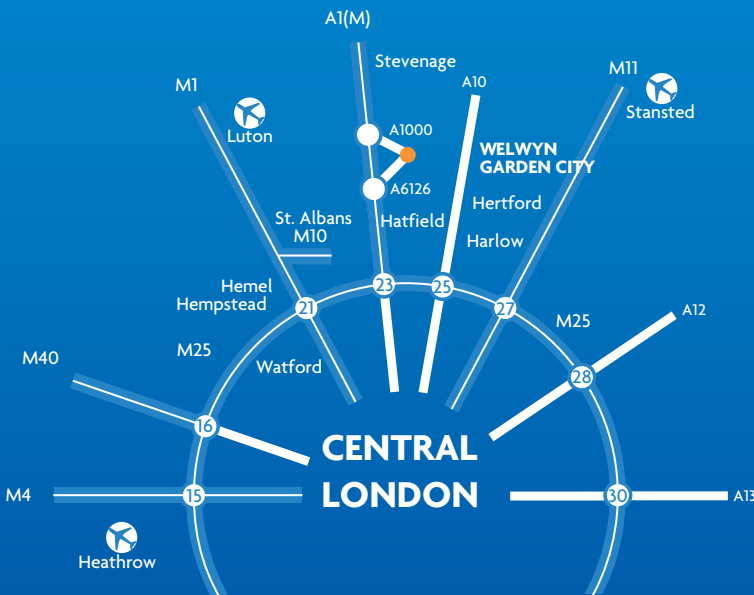
[WWW.MAGELLANHOUSE.CO.UK](http://WWW.MAGELLANHOUSE.CO.UK)

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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. The adjoining site is shortly to be developed as a Trade Park branded Bessemer Trade World.



## TERMS

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

## VIEWING

Please contact Leighton Goldhill.

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