

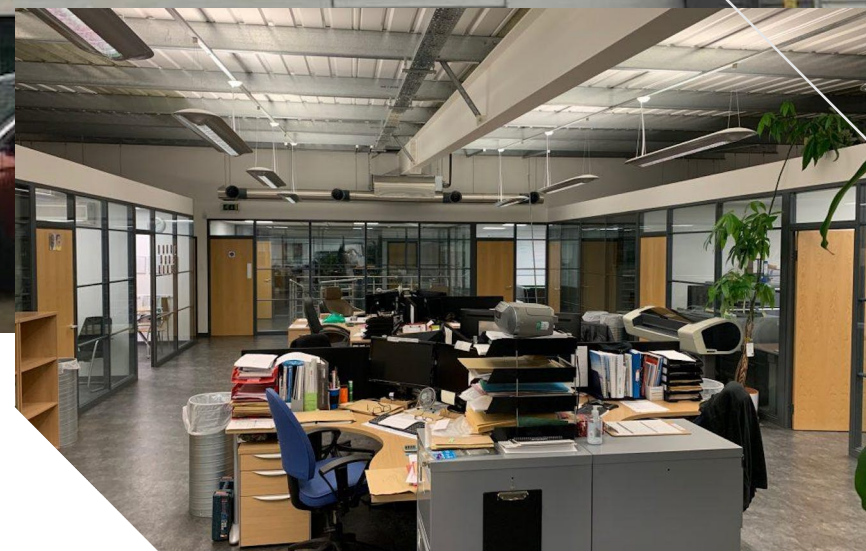
Unit 6, Mallow Park

Welwyn Garden City, AL7 1GX



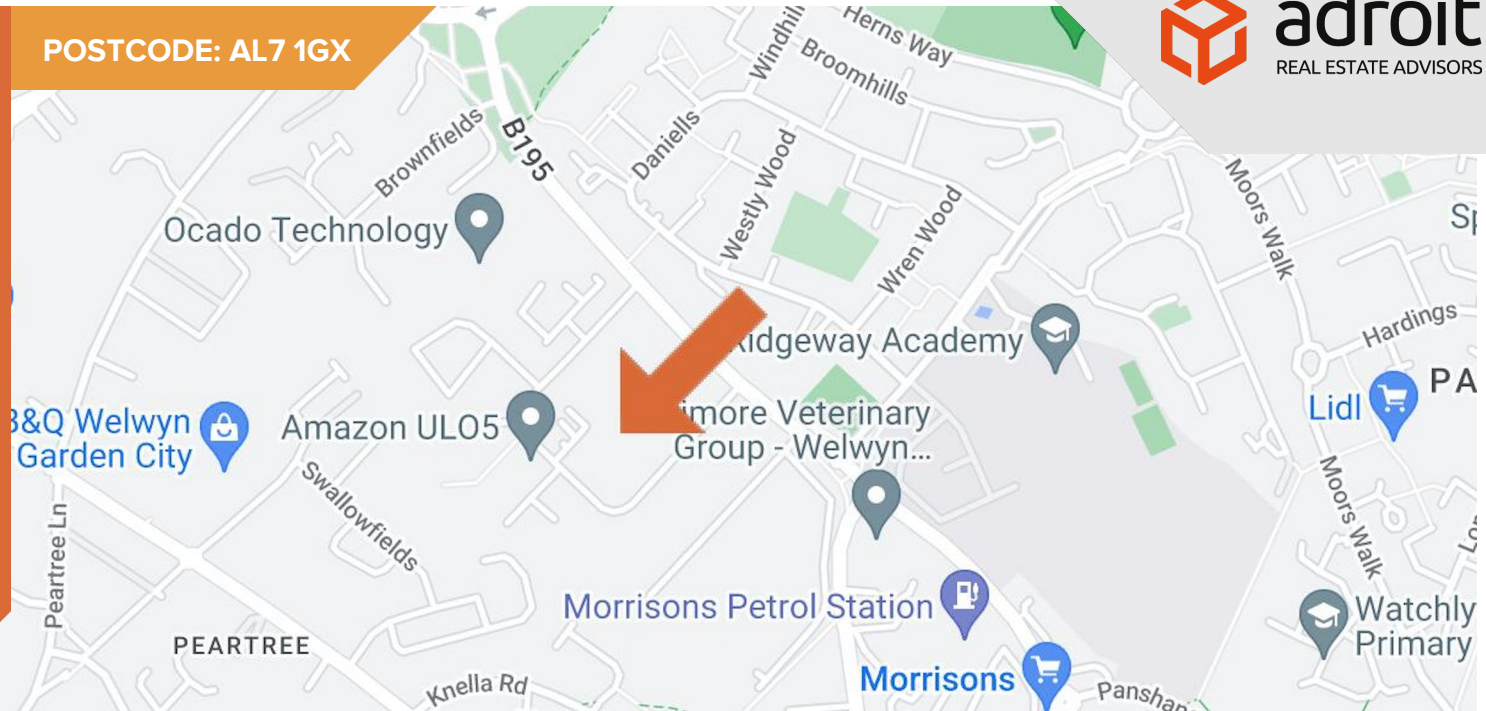
FOR SALE

7,953 sq ft (738.86 sq m)



POSTCODE: AL7 1GX

- Modern development
- 6 allocated parking spaces
- Established industrial location
- Easy access to A1(M)



Description

A modern mid terrace warehouse of portal frame construction. The offices at first floor have been extended across the majority of the unit and have been fitted to an extremely high standard. There is a/c throughout with various individual offices/meeting rooms. Many of the office walls are glazing which creates a very open plan environment. There is also a very modern kitchen facility within the office accommodation. The warehouse is accessed via an electrically operated loading door.

Location

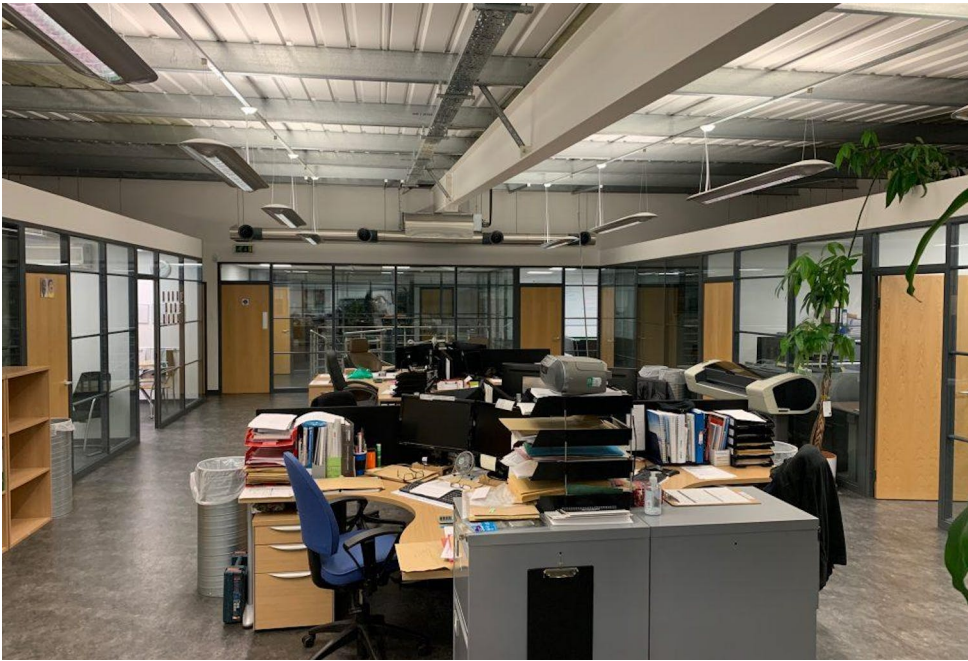
The unit is situated on Mallow Park which is a modern development of 7 high quality production warehouse units. The estate is located on Watchmead off Black Fan Road (B195) which is approximately 1 mile east of Welwyn Garden City town centre. Welwyn Garden City is situated approximately 25 miles north of Central London, 6 miles from J23 of the M25 and is adjacent to the A1(M) between J5 and J6. The town also benefits from a mainline station offering a direct service in to London Kings Cross in just over 30 mins.

Accommodation

| Name | Sq ft | Sq m | Availability |
|--------------------|--------------|---------------|--------------|
| Ground - Warehouse | 4,029 | 374.31 | Available |
| 1st - Office | 3,924 | 364.55 | Available |
| Total | 7,953 | 738.86 | |

Terms

Freehold - £1.95m



Tenure

Available on a Freehold basis only.
Please contact the agents for quoting terms.

EPC

Available on request.

Availability

Further information is available upon request.

Price

£1,950,000

Service Charge

Further information is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Further information is available upon request.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

Adroit Real Estate Advisors



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