



## Business Unit/Warehouse/Trade Counter To Let in Welwyn Garden City

### **Arundel House**

Garnell Business Park, Brownfields,  
Welwyn Garden City, AL7 1AY

Office, Warehouse

# TO LET

**4,644 sq ft**

(431.44 sq m)

- Self Contained
- On site car parking
- Short distance to town centre and station
- Easy access to motorway network
- Fitted office accommodation
- VAT not applicable

# Arundel House, Garnell Business Park, Brownfields, Welwyn Garden City, AL7 1AY

## Summary

<b>Available Size</b>	4,644 sq ft
<b>Rent</b>	£69,660.00 per annum
<b>Rates Payable</b>	£27,196.14 per annum For further information on rates payable from April 2023 please contact Welwyn Hatfield Council
<b>Rateable Value</b>	£72,500
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	Upon enquiry

## Description

Arundel House is a 2 storey business unit comprising ground floor warehouse and 1st floor offices.

The ground floor warehouse stretches the entire length of the building with the 1st floor offices providing a further 1,407 sq ft.

The building is suitable for all uses within Class E and B8.

## Location

Garnell Business Park is located on the Brownfields Industrial Estate, a short drive from The Mundells one way system. The property provides quick access to both the town centre and the A414, which links Hertford and the A10 in the east and Hatfield and the A1(M) to the west. Access to the A1(M) is within 3 miles of the property and the M25 is within 13 miles.

Welwyn Garden City station provides a fast, electrified service between Kings Cross St Pancras and Leeds.

## Accommodation

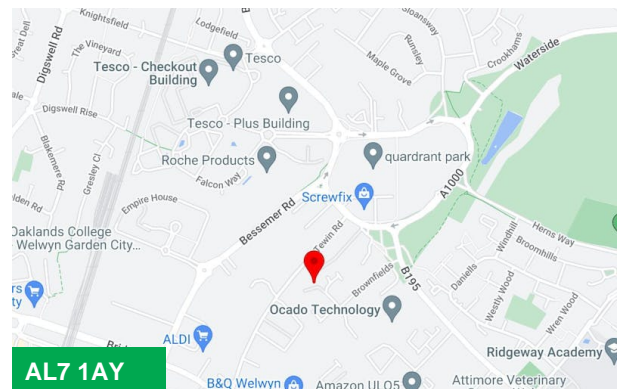
Name	sq ft	sq m	Availability
1st - Offices	1,407	130.71	Available
Ground - Warehouse	3,237	300.73	Available
<b>Total</b>	<b>4,644</b>	<b>431.44</b>	

## Viewings

Strictly by appointment via sole agents. (Monday to Friday 0900 to 17:30)

## Terms

The property is available on a new effective full repairing lease for a term to be agreed.



## Viewing & Further Information

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**Stimpsons**

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