



## Modern Warehouse For Sale or To Let

### **2-3 Alders Court**

Watchmead, Welwyn Garden City, AL7 1LT

Industrial, Trade Counter,  
Warehouse

# FOR SALE

**7,331 sq ft**

(681.07 sq m)

- 6.3m clear internal eaves
- 2 powered roller shutter doors
- Air Conditioning to offices
- Gas fired heating to warehouse
- Mezzanine floor
- 18 car parking spaces

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## Summary

Available Size	7,331 sq ft
Price	£1,195,000.00
Rates Payable	£28,246 per annum Based on 2023 rateable value. Rates payable 2024/25
Rateable Value	£63,000
Service Charge	N/A
VAT	Not applicable
Estate Charge	£990 per annum
EPC Rating	E (121)

## Description

The property comprises a mid terraced modern warehouse accommodation of steel portal frame construction under an aluminium pitched roof.

## Location

The Units are located on the Watchmead Industrial Estate, which is accessed via the B195 Black Fan Road linking Welwyn Garden City with the A414 on to the A1(M) at Hatfield.

## Accommodation

The accommodation comprises the following areas:

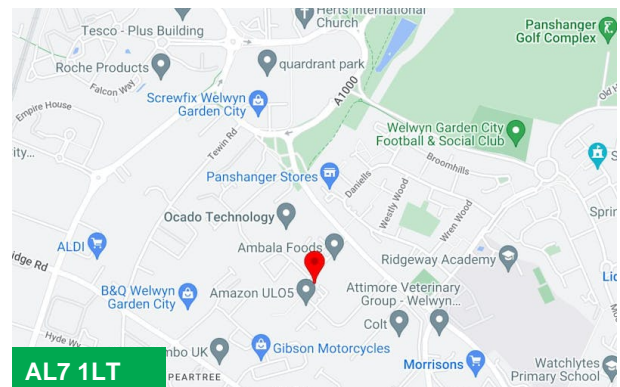
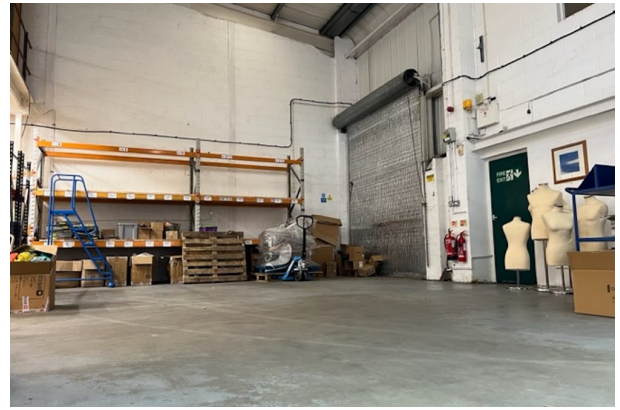
Name	sq ft	sq m
Ground - Warehouse	3,447	320.24
Ground - Offices	533	49.52
1st - Offices	453	42.09
Mezzanine	2,898	269.23
<b>Total</b>	<b>7,331</b>	<b>681.08</b>

## Viewings

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

## Terms

The property is held by way of a long leasehold with approximately 95 years unexpired. The long leasehold is offered for sale or the landlords would consider a new lease for a term to be agreed with the ingoing tenant.



## Viewing & Further Information

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### Stimpsons

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