



High Quality Warehouse & Office Accommodation To Let/For Sale

Unit 6 Mallow Park

Welwyn Garden City, AL7 1GX

Office, Warehouse

TO LET / FOR SALE

7,953 sq ft

(738.86 sq m)

- Modern development
- Electric loading door
- Fully fitted 1st floor offices
- 6 parking spaces
- Established business location
- Easy access to A1(M)
- Finished to exceptionally high standard

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Summary

Available Size	7,953 sq ft
Rent	£120,000.00 per annum
Rates Payable	£37,053.20 per annum Based on 2023 Rating, Rates payable 2024/25
Rateable Value	£82,499
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1,656 per annum
EPC Rating	B (43)

Description

A modern mid terrace warehouse of portal frame construction. The 1st floor offices have been finished to an exceptionally high standard and are offered fully fitted with structured network cabling, open plan and private offices, meeting rooms and a kitchen/staff breakout room. The office areas further benefit from air conditioning throughout. The warehouse is accessed via an electrically operated loading door.

Location

The unit is located on Mallow Park, a modern development of 7 high quality production warehouse units. The estate is located on Watchmead close to its junction with Black Fan Road (B195), approx. 1 mile east of the town centre.

Welwyn Garden City is situated approx. 25 miles north of Central London, 6 miles from J23 of the M25 and is adjacent to the A1(M) between J5 and J6.

Welwyn Garden City train station offers a direct service to London Kings Cross in 30 minutes.

Accommodation

The accommodation comprises:

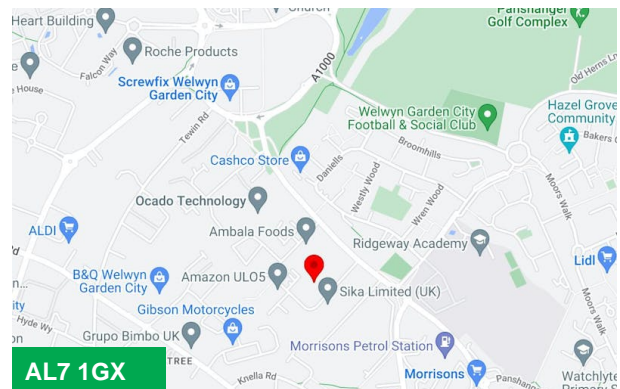
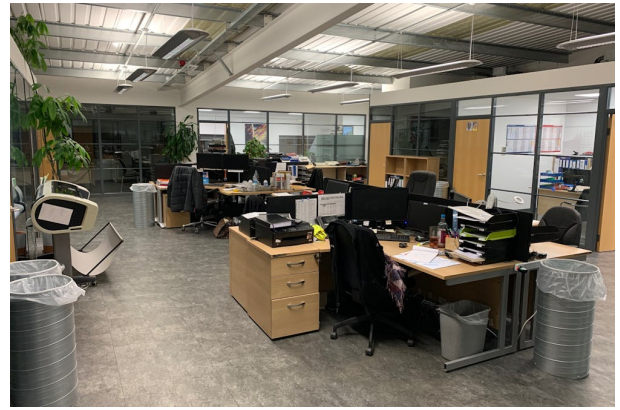
Name	sq ft	sq m	Availability
Ground - Warehouse	4,029	374.31	Available
1st - Offices	3,924	364.55	Available
Total	7,953	738.86	

Viewings

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

Terms

The property is available by way of a new lease for a term to be agreed with the incoming party. Alternatively the owner may consider a sale of the property.



Viewing & Further Information

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