

Unit 2 The Point Welwyn Garden City AL7 1WL

To Let

Individual small business unit

1,243 Sq Ft (GIA) Approx.



D8644.2
I61-11 (VB)

Unit 2 The Point, Swallowfields Welwyn Garden City AL7 1WL

LOCATION

Welwyn Garden City occupies a strategic location in the northern sector of the M25.

It is positioned between junctions 4 and 6 of the A1(M) 7 miles north of the M25 at South Mimms (Junction 23). In addition, the A414 dual carriageway provides a fast east / west link between the M1 at Hemel Hempstead and the M11 at Harlow.

Access to Swallowfields is alongside B&Q from Bridge Road East or via Woodfield Road next to the Fire Station. This is an established commercial area within convenient walking distance of the station and town centre.

DESCRIPTION

Completed in 2020 The Point comprises 10 individual self-contained units in a size range not normally available in Welwyn Garden City.

The property has a semi-circular glazed feature, a high specification with generous headroom and a feature tiled floor.

At the rear of the unit there is toilet and kitchen accommodation.

The property is potentially suitable for a range of uses although motor trade or food production type uses will not be permitted.

APPROX. (GIA) GROUND FLOOR AREA

1,243 sq ft

PARKING

2 parking spaces are included with the demise.

TERMS

The property is available to let on a new lease for a minimum term of 5 years linked to a surrender of the existing lease. Rent £22,500 per annum.

In addition to rent there is an estate service charge to cover the annual costs of maintaining the common parts of the state and services of approx. £500 per annum.

All terms are subject to VAT where applicable.

DEPOSIT

A 6-month rent deposit will need to be lodged as security.

RATEABLE VALUE

To be independently assessed but it is expected that an occupier will be able to claim full relief if they do not occupy other premises under small business rates.

OCCUPATION

Immediately following completion of legal formalities.

INSPECTION

For further information please email Mike Davies (m.davies@davies.uk.com) or Daniel Hiller (d.hiller@davies.uk.com) or telephone 01707 274237.

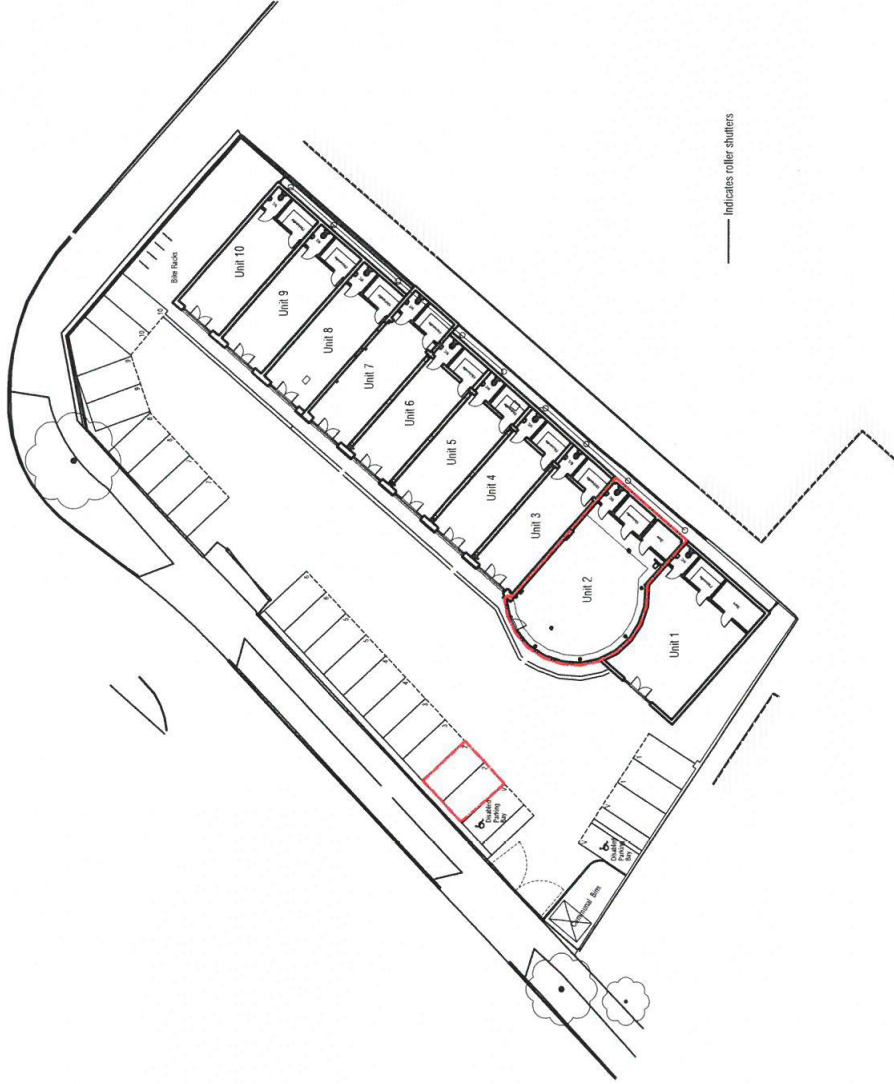
NOTES

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate – Category C60

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Site Layout @ 1:500



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Project: **Unit 2 The Point,**
Swallowfields,
Welwyn Garden City
Herts
AL7 1WL

Client: **Longmont Properties Ltd**

Drawn by	Date	Scale	Dwg Size
PH	09.06.20	As Noted	A4

Drawing: **Title Register- Unit 2**

Job No: **5450** Dwg No: **502**

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