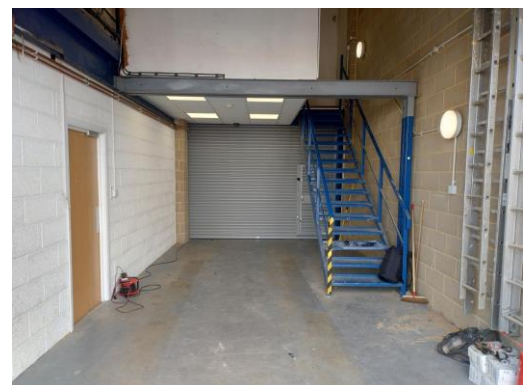
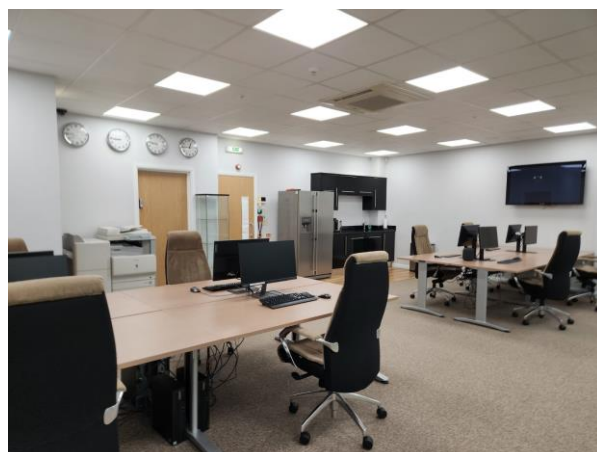


# 6 Blenheim Court Welwyn Garden City AL7 1AD

## For Sale or To Let

Modern Two Storey Business Premises

**3,002 Sq Ft (GIA) Approx.**



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# Unit 6 Blenheim Court, Brownfields Welwyn Garden City, Herts, AL7 1AD

## LOCATION

Welwyn Garden City is situated approximately 25 miles north of central London immediately to the east of the A1(M) with convenient access via junctions 4 and 6. The M25 (junction 23 – South Mimms) is approximately 8 miles to the south and the A414 trunk road skirts the southern edge of the town providing a fast east-west link between the M1 and M11.

Access to Brownfields is from Black Fan Road via Mundells part of the principle distributor road through the main commercial area.

## DESCRIPTION

The property comprises a highly specified and well presented mid terraced, two storey business building with fully fitted air conditioned first floor offices and storage / workshop / servicing accommodation on the ground floor.

The property is of steel portal frame construction with elevations constructed partly in brickwork and partly of insulated profiled steel cladding.

Features Include the following;

### Ground Floor

- Office lobby with male and female toilets and shower.
- Loading door
- LED lighting

### First Floor

- Fully fitted open plan air-conditioned offices
- Large directors office / meeting room.
- Three glass partitioned rooms.
- Recessed suspended ceilings with LED lighting
- Kitchen area.

Additional features include:

- CCTV
- Swipe Card Door Entry System
- Alarm with Red-care Backup
- Smoke Cloak Intruder System (upstairs & downstairs)
- Door & Window Security Shutters
- Ram Guard
- Internal Security Shutter
- 500mb Virgin Broadband

## APPROX. (GROSS INTERNAL) FLOOR AREAS

Ground Floor	1,586 Sq Ft
First Floor offices	1,416 Sq Ft
<b>Total</b>	<b>3,002 Sq Ft</b>

## CAR PARKING

5 spaces

## TERMS

Available for sale freehold. Price £699,500 plus VAT.

Alternatively, the property is available to let on a new lease for a term to be agreed. Rent £39,500 per annum plus VAT.

In addition, the occupier will be responsible for the payment of utilities, an estate service charge and building and third-party liability insurance.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £33,500.

Amount payable 49.9% for the y/e 31/3/2024.

## AVAILABILITY

Immediate following completion of legal formalities.

## INSPECTION

For further information please contact Daniel Hiller or Mike Davies.

## NOTES

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

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

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](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate – Available shortly.

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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