

2 Southfields Welwyn Garden City AL7 4ST

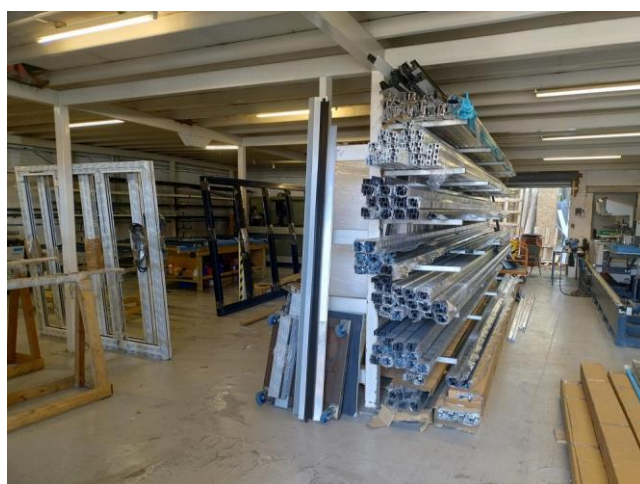
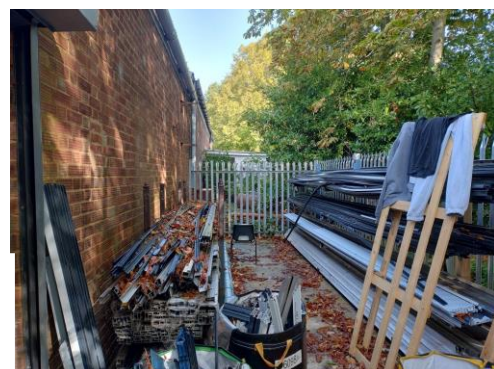
To Let

Industrial / Storage Unit with offices

3,980 Sq Ft (GIA) Approx.

(Including substantial mezzanine 1,567 sq ft Approx.)

- Full size loading door
- Generous size loading apron
- Ancillary offices
- No VAT



D8820
I20-12

Unit 2 Southfields, off Burrowfields Welwyn Garden City Herts AL7 4ST

WELWYN GARDEN CITY

Offering an attractive landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies including Roche, Tesco, Ocado and Paypoint.

The town lies approximately 20 miles north of Central London between Junctions 4 & 6 of the A1(M) with the M25 just 7 miles to the south at Junction 23. In addition the A414 dual carriageway provides a fast and convenient east west link to the M1 at Hemel Hempstead and the M11 at Harlow.

The town has a fast electrified trans link train service to Kings Cross / St Pancras and Moorgate with underground links at Finsbury Park.

LOCATION

The property is located on the Burrowfield Industrial Estate which is on the south side of the town accessed from Chequers (A1001). There is very convenient access for Junction 4 of the A1(M) and the A414. Southfields is the first turning to the left on entering the estate.

DESCRIPTION

The property comprises a terraced unit close to the entrance to Southfields into which an extensive mezzanine floor area has been added.

It is constructed of clear span concrete frame with an eaves height of 5.6m. the clear headroom underneath the mezzanine is 2.6m.

Loading access is via a large roller sheet shutter door approximately 4.9m high by 4.4 wide.

Single storey offices with WC's are set to the front of the unit which are to be refurbished.

There is a large front-loading apron and two parking spaces.

In addition, there is a small rear yard area which is fenced and has been resurfaced.

APPROX. FLOOR AREAS (GROSS INTERNAL)

Workshop/Warehouse	2,144 Sq Ft
First floor office	269 Sq Ft
Mezzanine store	<u>1,567 Sq Ft</u>
Total	3,980 Sq Ft

TERMS

The property is to let on a new lease for a term to be agreed. Rent £34,500 per annum.

VAT

Not payable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Up to 31 March 2023 £17,500 then £29,250.

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

AVAILABILITY

December 2023.

INSPECTION

For further information please contact:

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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.

Energy Performance Certificate: E(103)

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.