

1A Chancerygate Business Centre Welwyn Garden City AL7 1AU

To Let

Modern Warehouse with New Fully Fitted First Floor Offices

3,397 Sq Ft (GIA) Approx.

To be refurbished



D8840.2
I93-8

1A Chancery Gate Business Centre

Tewin Road, Welwyn Garden City AL7 1AU

WELWYN GARDEN CITY

The attractively landscaped Welwyn Garden City is an affluent centre located between junctions 4 and 6 of the A1M approximately 25 miles north of Central London. The M25 is 8 miles to the south at South Mimms (Junction 23).

There is a fast train service to London Kings Cross with underground links at Finsbury Park.

Welwyn has a superb shopping centre with a major John Lewis department store and the Howard Centre including Marks & Spencers.

LOCATION

Chancerygate Business Centre is situated on Tewin Court accessed off Tewin Road in the centre of the principle commercial area between Mundells and Bridge Road East.

DESCRIPTION

An end-of-terrace single storey unit of steel portal frame construction with attractive elevations of insulated profiled steel cladding built in 2008.

The warehouse / production area provides uninterrupted column free space with a minimum internal height of 5.50m and a full-size sectional loading door at the front.

Good quality open plan offices are to be provided at first floor level which will include heating, a suspended ceiling with recessed LED lighting, a new tiled floor and capped off services for a kitchen.

Toilet facilities are provided on the ground floor.

Amenities include;

- New first floor offices.
- 5.50m clear height to underside of haunch rising to 6.7m
- 30KN per sq floor loading
- 3 phase electricity
- Electrically operated loading door
- 4 parking spaces.
- Security shutters

APPROXIMATE (GEA) FLOOR AREAS

Ground Floor	2,650 Sq Ft
First Floor Offices	747 Sq Ft
Total	3,397 Sq Ft

PARKING

4 parking spaces are provided.

TERMS

The property is available to let on a new flexible lease for a term to be agreed.

Rent £48,500 per annum.

In addition to the rent the tenant will be responsible for the payment of utilities, estate service charges, and reimbursing the proportionate landlords building and third-party liability insurance premium in the usual way.

All terms are subject to VAT where applicable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Up to 31 March 2023 £18,250 then £30,250.

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

AVAILABILITY

January 2024.

INSPECTION

For further information please contact:

Daniel Hiller (d.hiller@davies.uk.com) or
Clay Davies (c.davies@davies.uk.com) or
Mike Davies (m.davies@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: C(62)

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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