

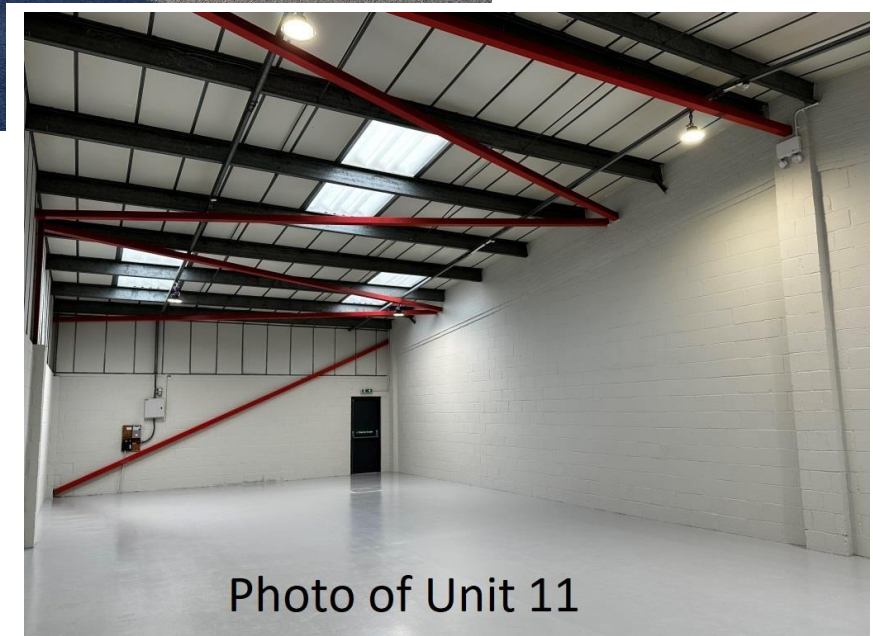
8 Mundells Court Welwyn Garden City AL7 1EN

To Let

High Quality Modern Business Unit

1,841 Sq Ft (GIA) Approx.

Not suitable for motor trade type uses



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I5-11

8 Mundells Court, Mundells

Welwyn Garden City AL7 1EN

LOCATION

Welwyn Garden City is an attractive centre 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 which skirts the southern edge of the town provides fast east-west link between the M1 at Hemel Hempstead and M11 at Harlow.

MUNDELLS COURT

A small high-quality development of modern single storey business units located in a very prominent position with access directly off the principal distributor road close to Screwfix.

In addition to conventional commercial uses we think it would be suitable for showroom or trade counter users.

DESCRIPTION

An excellent mid-terraced warehouse / production unit with a small well-lit office area at the front behind which there is a single WC and kitchen.

The warehouse is provided with a full-size loading door and an extensive range of services including lighting and three phase power distribution.

The property is to be refurbished following expiry of the current lease.

FLOOR AREA (GROSS INTERNAL)

1,841 Sq Ft – Ground Floor.

CAR PARKING

There are 5 designated car parking spaces.

TERMS

The property is available to let on a new lease for a term to be agreed. Rent £30,000 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.

VAT is payable on the rent.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £19,250.

Rates payable 49.9% for the y/e 31/03/2025.

AVAILABILITY

September 2024 or possibly earlier by agreement.

INSPECTION DETAILS

For further information please contact Daniel Hiller or Clay Davies at Davies & Co on 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: B(47).

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.