

# Unit 7 Sutherland Court Welwyn Garden City AL7 1BJ

**For Sale (Long Leasehold)**

Modern Two Storey Business Premises

**2,245 Sq Ft (GIA) Approx.**



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# Unit 7 Sutherland Court, Brownfields Welwyn Garden City, Herts, AL7 1BJ

## WELWYN GARDEN CITY

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.

## LOCATION

The property forms part of a high-quality development situated at the end of Brownfields which is accessed from Black Fan Road off the Mundells one-way distributor road.

## DESCRIPTION

A clear span steel portal frame end of terrace business unit with first floor mezzanine offices and stores. The property is clad in brickwork at ground floor level with profiled steel cladding above.

The ground floor is fitted out principally as storage / showroom space which includes a kitchen, male and female WCs and a rear office.

The first floor encompasses an open storage area and separate offices at the front, side and rear.

The property is served with cat II lighting, gas radiator central heating and a full-size loading door.

## APPROX. (GROSS INT) FLOOR AREAS

|              |                    |
|--------------|--------------------|
| Ground Floor | 1,179 Sq Ft        |
| First Floor  | <u>1,066 Sq Ft</u> |
| <b>Total</b> | <b>2,245 Sq Ft</b> |

## CAR PARKING

4 car parking spaces.

## TERMS

The property is available for sale with vacant possession on the basis of a 200-year lease from March 1989 at a peppercorn rent.

Guide Price £495,000.

## VAT

Not payable.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). To be independently assessed.

## AVAILABILITY

July 2024.

## INSPECTION

For further information please contact:

Daniel Hiller ([dd.hiller@davies.uk.com](mailto:dd.hiller@davies.uk.com)) or  
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## NOTES:

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

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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