



WELWYN GARDEN
CITY, AL7 1BD

ELEVATE YOUR
EXPECTATIONS

ENTER

WELCOME TO INTER

INTER WELWYN

AVAILABLE TO LET

READY TO OCCUPY

Q2 2025 ONWARDS

71,247 SQ FT SPACE

ACROSS 3 UNITS

HIGH SPECIFICATION

SUSTAINABLE ACCOMMODATION

INTER is a brand-new industrial hub suitable for logistics, distribution and manufacturing uses. Local and global occupiers can enjoy 71,247 sq ft of Grade-A floor space across 3 units. Units are available to let on a leasehold basis from 13,396 – 39,876 sq ft.

With the potential to occupy from Q2 2025, INTER has been designed with the latest requirements in mind, providing three high-specification and sustainable units with access to up to 500kva power.

2.5 miles to junction 4 and 6 of the A1M, and only 26 miles from central London, INTER is ideally located close to the centre of Welwyn Garden City, in a well-established industrial and logistics location that provides access to a wealth of local skills, talent, and expertise.

DEVELOPED BY:

H B D

LOGISTICS & MANUFACTURING

SPECIFICATION

UNITS FROM

13,396 – 39,876 SQ FT

B2 AND B8

USES

33 – 50M

YARD DEPTHS

10-10.5M

CLEAR INTERNAL HEIGHT

180 – 500KVA

ALLOCATED POWER LOAD

**OFFICE
ACCOMMODATION**

FULLY FITTED FIRST FLOOR

50 KN/M²

WAREHOUSE FLOOR

LOADING CAPACITY



SUSTAINABILITY

HBD is dedicated to helping make a real difference to our places, people, partners, and the planet by making our schemes as sustainable as possible. This is no different here at INTER where we are committed to delivering a place in which occupiers and the local community can prosper long into the future.

FUTURE THINKING



10% EV
charging points



Target BREEAM
Excellent



Target EPC
Rating A



Solar PV
Panels



10% Roof Lights to
increase natural light

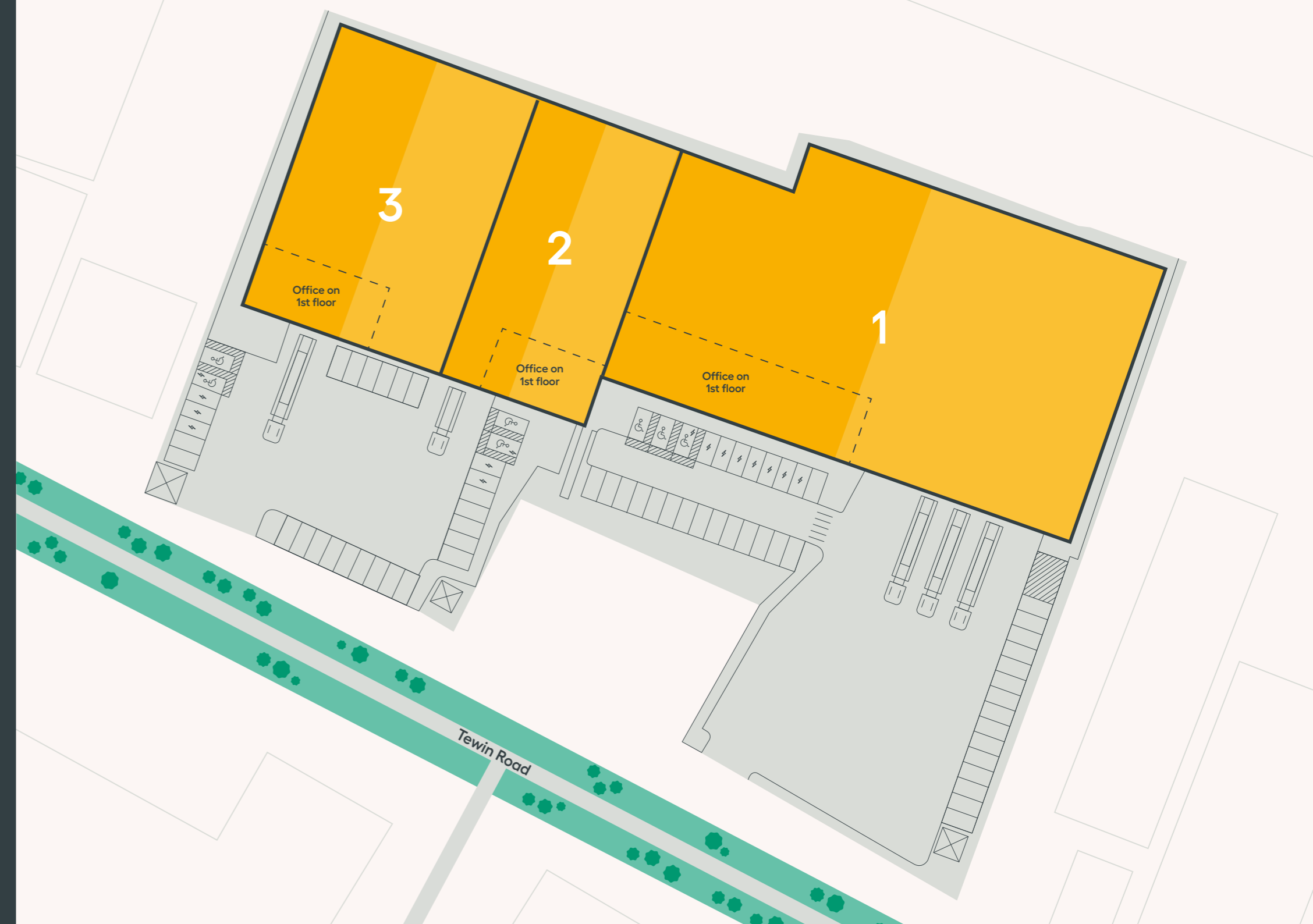


Sustainable access by
foot, bike, and bus

ACCOMMODATION

UNIT 1		UNIT 2		UNIT 3	
Total size	39,876 sq ft	Total size	13,396 sq ft	Total size	17,976 sq ft
Ground floor	35,479 sq ft	Ground floor	11,629 sq ft	Ground floor	15,801 sq ft
First floor	4,397 sq ft	First floor	1,766 sq ft	First floor	2,175 sq ft
Internal Height	10.5 metres	Internal Height	10 metres	Internal Height	10 metres
Parking Spaces	40	Parking Spaces	13	Parking Spaces	17
Yard Depth	50 metres	Yard Depth	33 metres	Yard Depth	33 metres

Approximate GEA Sq Ft Floor Area



LOCATION

DESTINATION MILES

J4 of A1M	2.5 miles	Stansted Airport	27 miles
J23 of the M25	9.5 miles	Milton Keynes	37 miles
Luton Airport	14 miles	Port of Felixstowe	85 miles
Central London	26 miles	Birmingham	100 miles



INTER WELWYN



- 1 Topps Tiles
- 2 B&Q
- 3 Halfords Autocentre
- 4 Kane
- 5 Wickes
- 6 Travis Perkins
- 7 Aldi
- 8 Howdens
- 9 Dulux
- 10 Grace
- 11 Ocado
- 12 Plumbase/HSS Hire

CONNECTIVITY

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Convenient access to A1M via J4, J5 & J6

J23 of the M25 less than 10 miles

Within an established industrial and logistics location

Access to extensive local labour force

Proximity to local schools and housing

0.5 miles to Welwyn Garden City Centre

Postcode:
AL7 1BD

What3words:
ENGINE.WASH.WHEELS

INTER WELWYN

DESTINATION

J4 of A1M

J23 of the M25

Luton Airport

Central London

Stansted Airport

Milton Keynes

Port of Felixstowe

Birmingham

DRIVE TIMES

7 mins

14 mins

25 mins

45 mins

35 mins

50 mins

100 mins

110 mins



ABOUT US

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HBD create some of the UK's best industrial and logistics destinations. With a track record of successfully transforming unloved sites into thriving commercial hubs, we're well known for delivering sustainable places with purpose, where local and global brands can maximise their potential.

This is because of our commitment to developing lasting property solutions that meet, and exceed, the needs of 21st century industrial and logistics occupiers, no matter how large or small. And our national reach means we can help them grow within our extensive portfolio too.

With history on our side, we're also proud to be part of Henry Boot, who've been operating in land, property, and development for over 135 years. These long-term and well-funded foundations, combined with the experience and expertise of our people, provides a stability and confidence to deliver for all our partners.

PLACES WITH PURPOSE

BUTTERFIELD BUSINESS PARK

Luton



WORKSTOWN

Enfield



MOMENTUM

London



AIRPORT BUSINESS PARK

Southend



FIND OUT MORE

[INTERWELWYN.CO.UK](https://www.interwelwyn.co.uk)

TERMS

Available on a leasehold basis direct from the Landlord

ENQUIRIES AND FURTHER INFORMATION



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DEVELOPED BY:

H B D

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