

Unit 6, Mallow Park

Welwyn Garden City, AL7 1GX

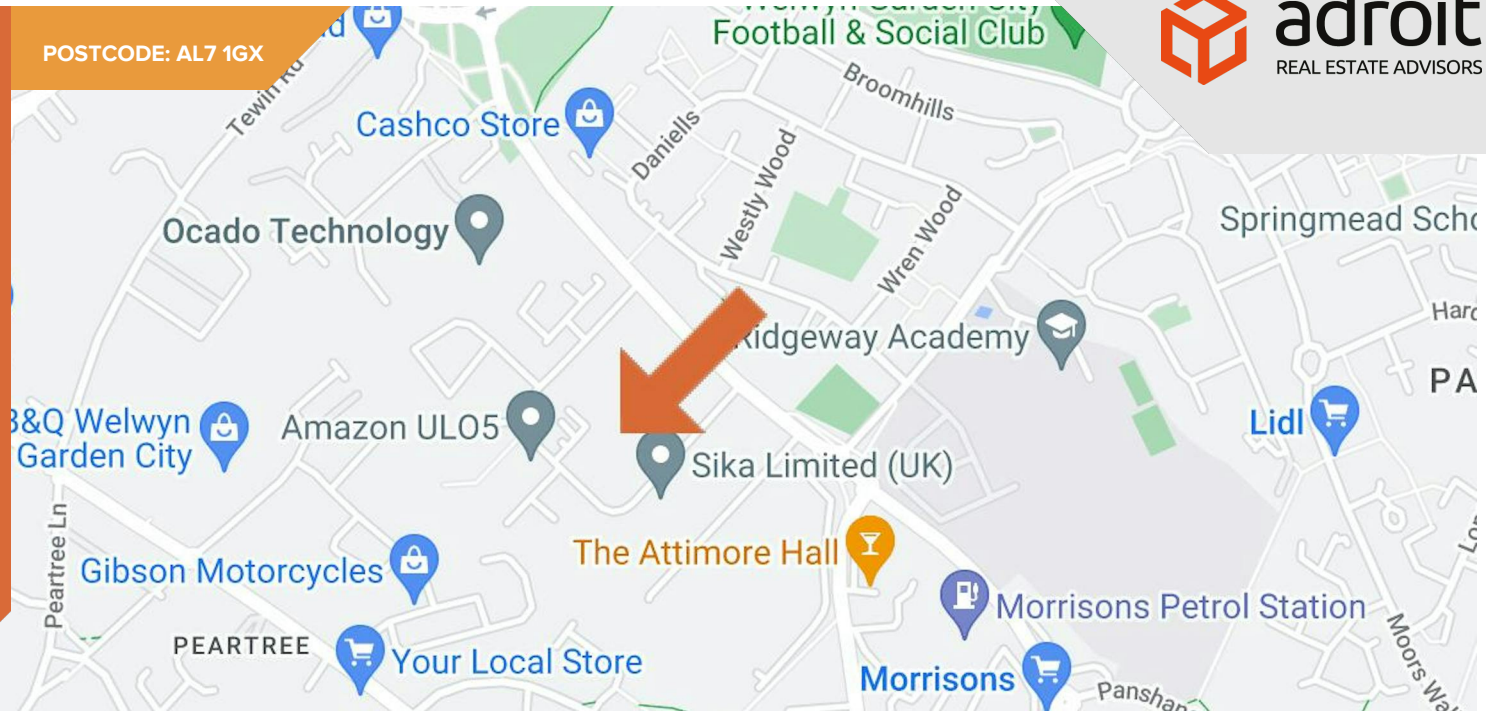


TO LET / FOR SALE

7,953 sq ft (738.86 sq m)



- Modern development
- 6 allocated parking spaces
- Established industrial location
- Easy access to A1(M)
- High spec fit out throughout 1st floor



Description

A modern mid terrace warehouse of portal frame construction. The offices at first floor have been extended across the majority of the unit and have been fitted to an extremely high standard. There is a/c throughout with various individual offices/meeting rooms. Many of the office walls are glazing which creates a very open plan environment. There is also a very modern kitchen facility within the office accommodation. The warehouse is accessed via an electrically operated loading door.

Location

The unit is situated on Mallow Park which is a modern development of 7 high quality production warehouse units. The estate is located on Watchmead off Black Fan Road (B195) which is approximately 1 mile east of Welwyn Garden City town centre.

Welwyn Garden City is situated approximately 25 miles north of Central London, 6 miles from J23 of the M25 and is adjacent to the A1(M) between J5 and J6.

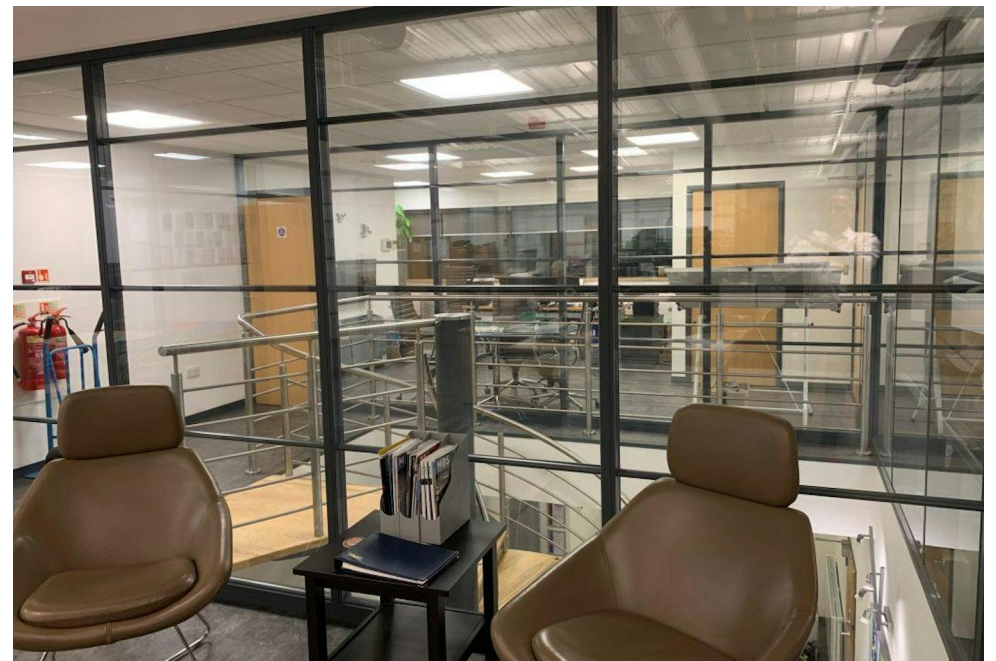
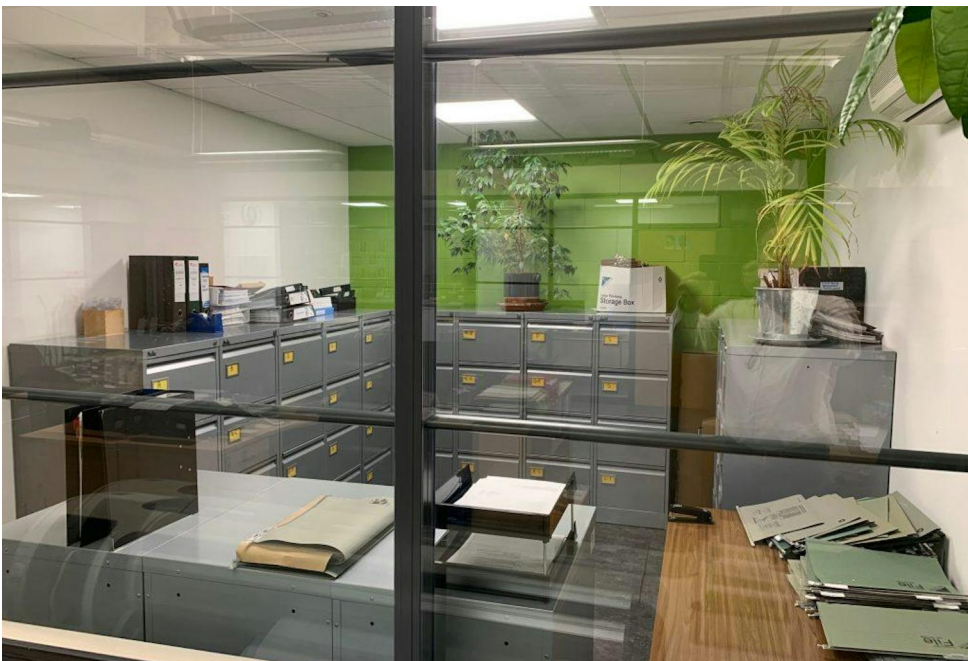
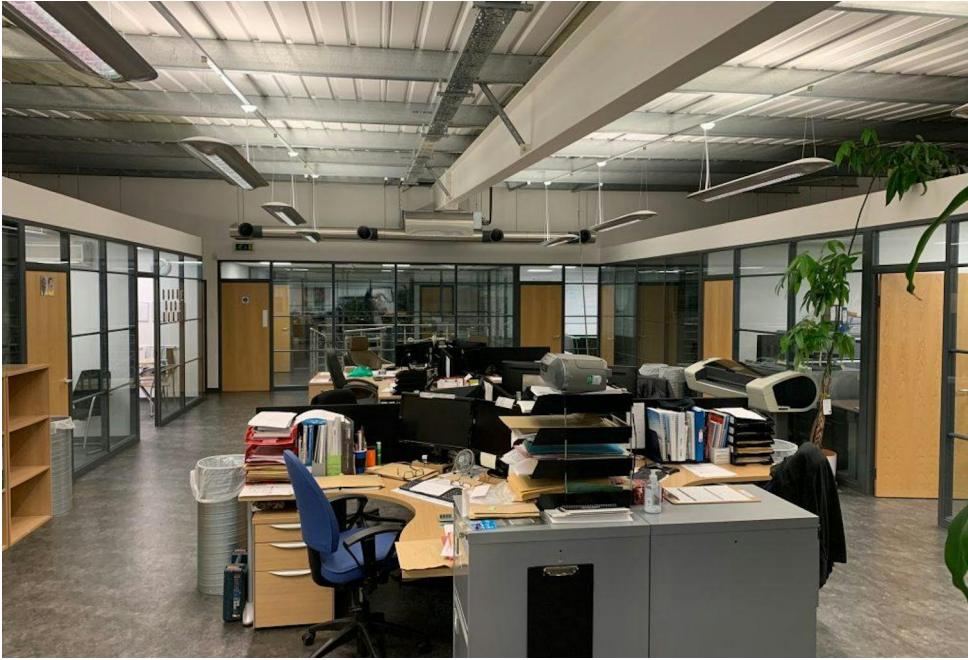
The town also benefits from a mainline station offering a direct service in to London Kings Cross in just over 30 mins.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	4,029	374.31
1st - Office	3,924	364.55
Total	7,953	738.86

Terms

Available on a new FRI lease for a term to be agreed. The FH may also be available.



Tenure

Available on a Leasehold or Freehold basis.
Please contact the agents for quoting terms.

EPC

Available on request.

Availability

Further information is available upon request.

Price

Price on application

Service Charge

Further information is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Further information is available upon request.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors and Stimpsons

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