

**2-3 ALDERS COURT, WATCHMEAD,  
WELWYN GARDEN CITY, AL7 1LT**

EXCELLENT  
INVESTMENT  
PURCHASE



**MODERN INDUSTRIAL WAREHOUSE BUILDING(S)**

**4,433 SQ FT  
+ 18 PARKING SPACES**

**FOR SALE/TO LET**

www.paulwallace.co.uk

**LOCATION:**

Alders Court sits within the Watchmead industrial warehousing and employment area to the east of Welwyn Garden City town centre.

Watchmead is a strong commercial location with occupiers including the likes of Ambala Foods, Amazon, Sika UK, Clamcleats and Howmet Aerospace.

There is immediate access out onto the B195 which connects eastwards to the A414 and westwards towards multiple A1M junctions, north of Hatfield and then down to the South Mimms junction 27 of the M25.

Town centre	-	1 mile
A414	-	2 miles
A1M, junction 6	-	2.5 miles
Hatfield	-	4 miles
Hertford	-	5 miles
St Albans	-	8 miles
Stevenage	-	10 miles

**THE DEVELOPMENT:**

Alders Court is a small select development of just 9 similar units principally arranged in two facing terraces as part of a very well maintained, securely gated estate.



**DESCRIPTION:**

A modern mid terrace industrial warehouse building of steel portal frame construction under an aluminium pitched frame roof with brick and similar cladding to the elevations.

Units 2 & 3 are a pair of near identical adjoining individually constructed premises currently occupied as a single open plan unit. The buildings are easily converted back into two separate stand alone units.

There are office and staff/WC areas over two floors to the front elevation.

Ground floor industrial warehouse	-	3,447 sq ft
Ground floor offices	-	533 sq ft
First floor offices	-	453 sq ft
Mezzanine	-	2,898 sq ft
<b>Total</b>	-	<b>7,331 sq ft</b>

All floor areas and dimensions are approximate.

**DESCRIPTION (CONT):**

The offices are arranged near equally over the ground and first floor with the former providing a single open plan room and the latter 3 individual work areas. The whole has gas fired central heating to radiators and partial air conditioning, carpets, suspended ceilings and small power.

- \* Two 12' roller shutters
- \* Up to 18 vehicle parking
- \* Main estate road frontage
- \* Securely gated estate
- \* Warm air heating to factory parts
- \* 18' eaves (23' to apex)
- \* High weight loading mezzanine
- \* Fire & security alarms (untested)
- \* Toilet and kitchen facilities

**TERMS:**

The whole for sale or may let.

**PRICE/RENT:**

Upon application.

**RATEABLE VALUE:**

We are informed upon a rateable value of £63,000 with effect 1 April 2023. Interested parties are advised to verify this information at [www.voa.gov.uk](http://www.voa.gov.uk).

**ESTATE MANAGEMENT**

**CHARGE:**

We are verbally advised that the amount payable for the current year is £990.00.

**LEGAL COSTS:**

Each party are to be responsible for their own legal costs.

**VAT:**

We are verbally advised that a sale of the premises will not attract VAT.

**EPC:**

We are advised upon an E121 rating.

**VIEWING:**

Strictly by appointment through joint sole agents:

Aaran Forbes

Paul Wallace Commercial

[aaran@pwco.biz](mailto:aaran@pwco.biz)

01992 440744

Graham Payne

Stimpsons

[graham.payne@stimpsons.co.uk](mailto:graham.payne@stimpsons.co.uk)

01707 259599

**C4783**

**MISREPRESENTATION ACT**

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