

**Davies**

01707 274237

**Davies & Co**  
Chartered Surveyors  
Amberley  
33-35 Wellfield Road  
Hatfield  
Herts, AL10 0BY

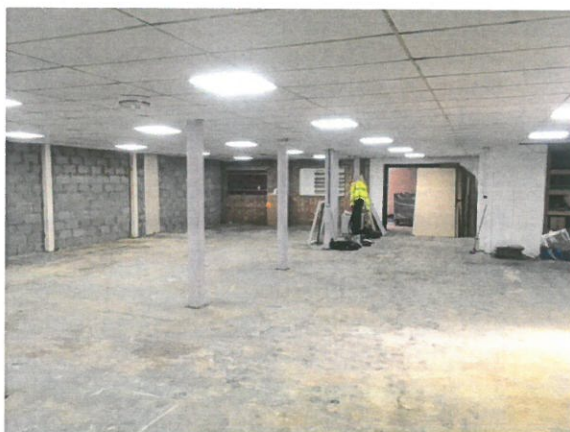
☎ **Tel: 01707 274 237**  
Fax: 01707 269 053

# 17 Southfield Welwyn Garden City AL7 4ST

## To Let

Detached Warehouse / Workshop Facility

**9,692 Sq Ft (GIA) Approx.**



D8594.3  
177-14

• OFFICE & INDUSTRIAL SALES & LETTINGS • DEVELOPMENT • VALUATION • RENT REVIEW • RATING • INVESTMENT

Visit our website at:  
[www.davies.uk.com](http://www.davies.uk.com)

# 17 Southfield

## Welwyn Garden City, AL7 4ST

### LOCATION

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 provides a fast east-west link between the M1 and M11.

Southfield is conveniently located on the southern edge of town with convenient access to the A414 and A1(M).

### DESCRIPTION

The property comprises a detached warehouse / workshop occupying a prominent corner position at the junction of Southfield and Burrowfields.

The front part comprises a large open plan warehouse served with a full-size loading door and small office and WC accommodation to the side.

A mezzanine store has been installed by the current tenant which may be available to purchase by separate negotiation.

There are partitioned first floor offices and a ground floor workshop with its own separate side entrance and lean-to store at the rear.

7 car spaces are allocated in a communal estate car park with paved parking is to be provided shortly at the rear.

### APPROXIMATE (GROSS INT) FLOOR AREAS

Ground Floor	Warehouse	4,196 Sq Ft
	Workshop / Side Store	3,530 Sq Ft
First Floor	Offices	<u>1,966 Sq Ft</u>
<b>Total</b>		<b>9,692 Sq Ft</b>

### TERMS

The property is available to let on a new flexible lease for a term to be agreed.

Rent £95,000 per annum. No VAT is payable.

In addition to the rent the tenant will be responsible for the payment of utilities and reimbursing the landlords building and third-party liability insurance premium in the usual way.

### RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). There are currently 4 separate assessments of £9,100, £9,000, £26,250, £7,300.

Amount payable 49.9% p.a. up to 31/03/2023.

### AVAILABILITY

November 2022 or possibly earlier by agreement.

### INSPECTION

For further information please email Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or telephone 01707 274237.

### NOTE

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

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate – D (77)

D8595.2  
I77-14