

16 Southfields Welwyn Garden City AL7 4ST

To Let

Detached Industrial / Warehouse Unit

7,644 Sq Ft (GIA) Approx.

- Gated yard area
- Extensive power distribution
- 144KVA power supply
- Compressors and compressed airline ring main
- Secure yard area with small covered area for timer storage
- First floor offices with ground floor staff amenity accommodation
- No VAT



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16 Southfields, Welwyn Garden City AL7 4ST

LOCATION

Offering an attractive landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies including Roche, Tesco, Ocado and Paypoint.

The town lies approximately 20 miles north of Central London between Junctions 4 & 6 of the A1(M) with the M25 just 7 miles to the south at Junction 23. In addition the A414 dual carriageway provides a fast and convenient east west link to the M1 at Hemel Hempstead and the M11 at Harlow.

The town has a fast electrified trans link train service to Kings Cross / St Pancras and Moorgate with underground links at Finsbury Park.

DESCRIPTION

The property comprises a detached single bay industrial / warehouse building with an eaves height of approximately 3.5m rising to 7.3m at the centre. There is a small parking forecourt and a gated yard at the side which provides the principal loading access and also a covered store.

The accommodation offers a small first floor suite of offices with toilets and on the ground floor a reception area and staff amenity accommodation. All is well presented and improved with attractive kitchen and modern toilets.

Within the warehouse there's a small mezzanine floor for plant with enclosed area under, which can be removed if required.

There's a fire rated container on one side for solvents where there's an additional loading access.

The property has extensive 3-phase power distribution (144 KVA).

Heating to the warehouse and offices by gas heating.

APPROX (GIA) FLOOR AREAS

Ground floor including staff welfare	7,062 Sq Ft
First floor office suite	<u>582 Sq Ft</u>
Total	7,644 Sq Ft
Mezzanine	367 Sq Ft

TERMS

A new lease for a term of 10 years at a rent of £79,500 pa. VAT is not payable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Up to 31/3/23 £35,000. From 1/4/23 £70,500. Amount payable £51.2% subject to phasing.

AVAILABILITY

Immediate on completion of legal formalities.

INSPECTION

For further information please contact Daniel Hiller [d.hiller@davies.uk.com] or Clay Davies [c.davies@davies.uk.com] or telephone 01707 274237.

NOTES:

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

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.

Energy Performance Certificate: E (103)

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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