

6 Swallowfields

Welwyn Garden City AL7 1JD



To Let

Flexible Production / Warehouse Space

15,327 Sq Ft (GIA) Approx.

- 5.5m eaves height
- Large Secure yard areas front side and rear
- Dock and level loading
- No fixed offices
- LED lighting throughout



Unit 6 Swallowfields Welwyn Garden City, AL7 1JD

WELWYN GARDEN CITY

Offering an attractive landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies.

The town lies approximately 20 miles north of Central London between Junctions 4 and 6 of the A1(M) with the M25 just 7 miles to the south.

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.

There is a fast-electrified train service to London Kings Cross / St Pancras and Moorgate and with underground links at Finsbury Park.

LOCATION

Swallowfields is located in the centre of the principle business area. Access is from Bridge Road East either along Swallowfields (next to B&Q) or from Woodfield Road (next to the fire station).

DESCRIPTION

The unit is in two bays with a double pitched roof structure with approximately 5.5m eaves height and a lower height section at the front.

There is an enclosed dock loading area and a level access door at the side. These have new roller shutter doors (5.2 m w x 5.4 m h and 2.8m w x 3.4m h).

The site is configured such that there is a large secure yard at the front and rear which is gated and facilities circular HGV movement.

APPROXIMATE (GIA) FLOOR AREAS

Main warehouse	10,260 Sq Ft
External loading bay	1,689 Sq Ft
Additional storage	<u>3,272 Sq Ft</u>
Total	15,327 Sq Ft

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TERMS

Available on a new lease for a term to agreed.

Rent £137,500 per annum.

All terms are subject to VAT where applicable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £54,000 rising wef 1 April 2023 to £108,000. Amount payable 51.2% with phasing.

AVAILABILITY

To be agreed.

INSPECTION

For further information please email Mike Davies (m.davies@davies.uk.com) or Daniel Hiller (d.hiller@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.

Energy Performance Certificate: Category C (66).

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.



