

# 5 Blenheim Court Welwyn Garden City

## To Let

Good Quality modern business unit

**1,922 Sq Ft Approx.**

- 5 parking spaces



D8825.2  
168-11

# 5 Blenheim Court, Brownfields Welwyn Garden City AL7 1AD

## WELWYN GARDEN CITY

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

Access to Brownfields is from Black Fan Road via Mundells part of the principle distributor road through the main commercial area.

## LOCATION

Brownfields Court is an attractive small modern development of industrial/warehouse units primarily in owner occupation.

It is situated at the head of Brownfields, a short cul de sac off Black Fan Road close to its junction with Mundells within the principle employment area.

## DESCRIPTION

Unit 5 comprises a mid-terraced single storey unit of steel portal frame construction with attractive elevations of insulated profiled steel cladding above traditional facing brickwork.

The production area is arranged in clear space with an eaves height of approximately 5.85 metres (19 ft). Loading is via a full-size sectional loading door about 4.0 m high and 3.4 m wide.

A good quality air-conditioned office is provided at first floor level which include a gas-fired radiator system and suspended ceilings with recessed LED lighting.

A single WC and kitchen area is provided on the ground floor.

## APPROX. (GROSS INTERNAL) FLOOR AREAS

Ground Floor	1,582 sq ft
First Floor	<u>342</u> sq ft
<b>Total</b>	<b>1,922 sq ft</b>

## CAR PARKING

5 parking spaces are provided.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £14,000 rising wef 1 April 2023 to £23,500. Amount payable 49.9% with phasing.

## TERMS

The property is available to let on a new lease.

Rent £30,000 per annum plus VAT.

Rent details available on request.

## AVAILABILITY

At an early date to be agreed.

## INSPECTION

For further information please contact:

Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or  
Clay Davies ([c.davies@davies.uk.com](mailto:c.davies@davies.uk.com)) or  
Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or  
Telephone 01707 274237.

## NOTES

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 – E(115)

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.

D8825  
168-11