

17A Southfield Welwyn Garden City AL7 4ST

To Let

Warehouse / Workshop Facility

1,787 Sq Ft (GIA) Approx.



D8833
I77-14 (VB)

17A 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

Forming the front part of a detached commercial building the available accommodation comprises a warehouse / workshop at the junction of Southfield and Burrowfields.

The property is served with a new personnel door, single WC, lighting and a full-size loading door.

It has a minimum height of 3.85m.

There are 2 parking spaces included with the demise with the ability to also park in front of the loading door.

APPROXIMATE (GROSS INT) FLOOR AREAS

1,787 Sq Ft.

TERMS

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

Rent £30,000 per annum.

No VAT is payable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). To be reassessed.

AVAILABILITY

At an early date 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. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: D(77)

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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