

21 South Mundells Welwyn Garden City AL7 1EP

To Let

A Well Fitted Light Industrial / Workshop Unit

5,899 Sq Ft (GIA) Approx.

Includes 1,836 Sq Ft Excellent First Floor Offices and Storage space



Unit 21 South Mundells Welwyn Garden City AL7 1EP

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

DESCRIPTION

The property forms part of a small development of light industrial workshop units. Although fronting Tewin Road vehicular access is from the Mundells one way system between the turnings to Black Fan Road and Tewin Road.

It comprises a refurbished light industrial / warehouse unit into which a heavy-duty concrete first floor has been added.

It offers a range of light industrial, storage, studio and office accommodation with very well-presented ancillary offices and storage on the first floor.

APPROX. (GROSS INT) FLOOR AREAS

| | |
|-----------------------|--------------------|
| Ground Floor | 4,063 Sq Ft |
| First Floor Mezzanine | <u>1,836 Sq Ft</u> |
| Total | 5,899 Sq Ft |

TERMS

The property is available to let on a new lease up to 1 March 2029 linked to a surrender of the existing lease.

Rent £62,500 per annum.

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

All terms are subject to VAT.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £47,250.

Amount payable 49.9% for the Y/E 31/03/2025.

AVAILABILITY

At an early date to be agreed.

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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