

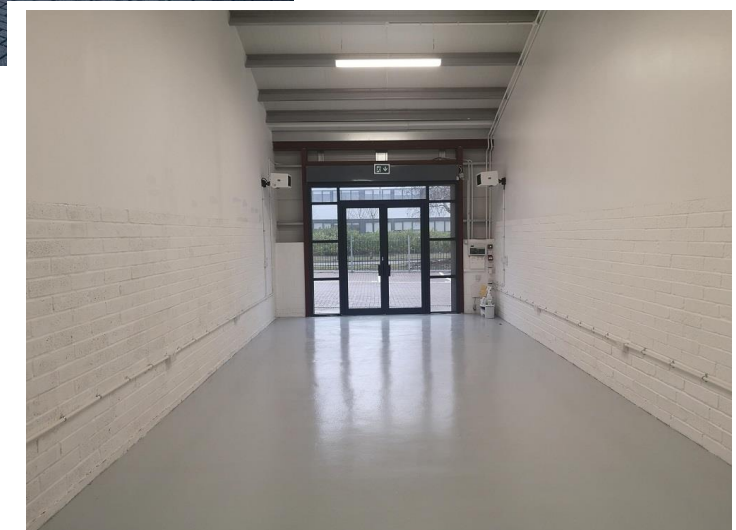
# Unit 7 The Point Welwyn Garden City AL7 1WL

## To Let

Prominently Located Small Business Unit

**620 Sq Ft (GIA) Approx.**

Not suitable for motor use or food production



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# Unit 7 The Point, Swallowfields Welwyn Garden City AL7 1WL

## LOCATION

Welwyn Garden City occupies a strategic location in the northern sector of the M25.

It is positioned between junctions 4 and 6 of the A1(M) 7 miles north of the M25 at South Mimms (Junction 23). In addition, the A414 dual carriageway provides a fast east / west link between the M1 at Hemel Hempstead and the M11 at Harlow.

Access to Swallowfields is alongside B&Q from Bridge Road East or via Woodfield Road next to the Fire Station. This is an established commercial area within convenient walking distance of the station and town centre.

## DESCRIPTION

Completed in 2020 The Point comprises 10 individual self-contained units in a size range not normally available in Welwyn Garden City.

Unit 7 is a mid-terraced unit provided with the following features;

- Own entrance and security shutter
- WC and kitchen
- Heating and lighting
- Glass double front doors
- 2 dedicated parking spaces

## APPROX. (GIA) FLOOR AREAS

Ground Floor – 620 Sq Ft

## LEASE TERMS

The property is available to let on a new lease for a minimum term of 3 years linked to a surrender of the existing lease.

Rent £15,000 per annum plus VAT.

## SERVICE CHARGE

In addition to rent there is an estate service charge to cover the annual costs of maintaining the common parts of the state and services of approx. £500 per annum.

## DEPOSIT

A 6-month rent deposit will need to be lodged as security.

## VAT

Payable on the rent, service charge and deposit.

## RATEABLE VALUE

Please see the Valuation Office Agency website. Indicated assessments £11,500.

Rates are not payable if the occupier does not occupy other premises under the small business rates.

## OCCUPATION

Probably mid-May 2024.

## 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 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.

Energy Performance Certificate – Category C75.

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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