

Unit 2 East Burrowfield Welwyn Garden City AL7 4TB

To Let

Semi-Detached Warehouse / Production Premises

1,751 Sq Ft (GIA) Approx.

Plus A Secure 800 Sq Ft Rear Yard Area with potential to extend



Unit 2 East Burrowfield Welwyn Garden City Herts AL7 4TB

WELWYN GARDEN CITY

Welwyn Garden City is situated approximately 25 miles north of Central London between Junctions 4 and 6 of the A1(M).

The M25 (Junction 23 – South Mimms) is approximately 8 miles to the south and the A414 dual carriageway which skirts the southern edge of the town provides a fast east-west link between the M1 at Hemel Hempstead and M11 at Harlow.

Welwyn Garden City is an attractive town with extensive planned landscaping and high-quality town centre including a major John Lewis Department Store.

There is a diverse commercial base and major occupiers include Tesco and Roche.

LOCATION

Burrowfield is located on the southern edge of Welwyn Garden City with access from Chequers (A1001). This provides highly convenient access to junction 4 of the A1(M) or the A414 dual carriageway.

The property forms part of a modern development of similar units located towards the rear of this area.

DESCRIPTION

Forming part of a small individual development Unit 2 East Burrowfield is a modern, single storey, semi-detached warehouse / production unit with a secure rear yard.

It is constructed of a clear span steel portal frame with an eaves height of approx. 16ft finished with feature brickwork at ground floor level and profiled vertical cladding above with windows to the front.

There is dedicated car parking and loading at the front shared with the adjoining Unit 4.

The property is served with a full height loading door, lighting and single WC.

A particular feature is a secure rear yard together with a useful strip of land to the side which has the potential to provide additional yard space, parking, or side access to the rear yard.

The property is to be refurbished by the landlord.

APPROX. (GROSS INTERNAL) FLOOR AREAS

1,751 Sq Ft - Ground Floor

(plus rear yard of 800 sq ft)

TERMS

The property is available to let on a new lease for a term to be agreed. Rent £25,000 per annum.

VAT

VAT is not payable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £17,000.

Rates payable approx. 49.9% (YE 31/03/2025).

AVAILABILITY

Sept 2024 or possibly earlier by agreement.

INSPECTION

For further information please contact Daniel Hiller at Davies & Co (d.hiller@davies.uk.com) / 01707 274237 or joint agents Aitchison Raffety.

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: Category C(65).

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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