



## Warehouse/Industrial Unit To Let

### 16 Tewin Court

Welwyn Garden City, AL7 1AU

Light Industrial, Trade Counter,  
Warehouse

# TO LET

4,971 sq ft

(461.82 sq m)

- End of terrace unit
- Rear loading
- On site parking
- Easy access to A1(M)
- 3.4m eaves
- Ancillary office accommodation
- 3 phase power

# 16 Tewin Court, Welwyn Garden City, AL7 1AU

## Summary

Available Size	4,971 sq ft
Rent	£64,600.00 per annum
Rates Payable	£16,677.51 per annum Based on 2023 rating. Rates payable 2024/25
Rateable Value	£46,750
Service Charge	£1,660.26 per annum
VAT	Applicable
EPC Rating	D (89)

## Description

The property comprises an end of terrace light industrial/warehouse unit with brick elevations under a pitched roof of steel truss construction.

The property benefits from ancillary office accommodation, on site parking, WC facilities and 3 phase power.

## Location

Tewin Court is an established business estate located on Tewin Road, which runs between the Mundells one way system and Bridge Road East, both major trunk routes into the town centre.

Welwyn Garden City is located approximately 25 miles north of central London, 6 miles from J23 of the M25. The A1 (M) is less than 3 miles drive from the building, whilst the A414 runs to the east of the town and offers access to the A10 and M11.

Welwyn Garden City mainline station is within walking distance of the property and offers a direct service in to London Kings Cross in less than 30 minutes.

## Accommodation

The accommodation comprises the following gross internal areas:

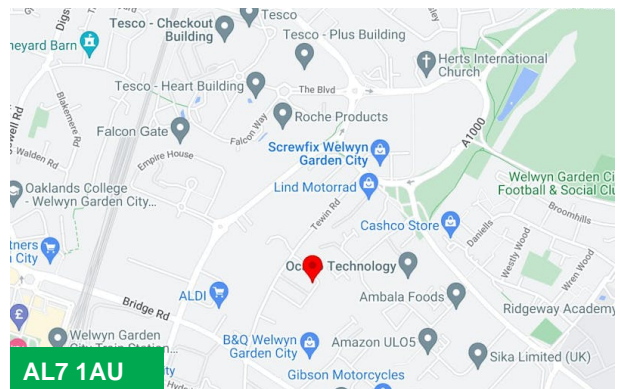
Name	sq ft	sq m	Availability
Ground - Warehouse and Offices	4,971	461.82	Available
<b>Total</b>	<b>4,971</b>	<b>461.82</b>	

## Viewings

Strictly by appointment via the sole agents.

## Terms

The existing lease is offered for sub letting or assignment until expiry on 6th January 2025. It may be possible to acquire a longer term from the landlords if required.



## Viewing & Further Information

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