

## TO LET - INDUSTRIAL



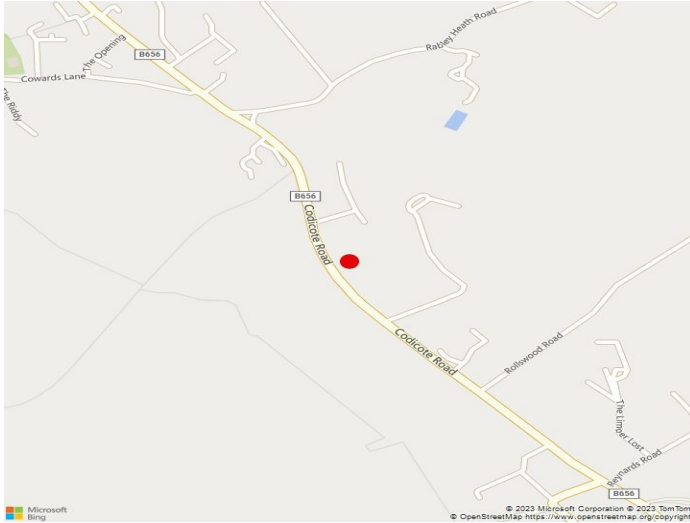
Unit 3B, 113-115 Codicote Road, Welwyn, Hertfordshire AL6 9TY

4,538 - 10,568 Sq Ft (421.58 - 981.77 Sq M)

£36,000 - £65,000 per annum exclusive

LARGE UNIT TO LET

- VARIETY OF USES
- CAN BE SPLIT
- UP TO 20 PARKING SPACES
- 2 ROLLER SHUTTER DOORS



## Description

Warehouse with first floor storage currently mostly used as a showroom. Potential for a variety of uses. Office area to part of ground floor.

Two roller shutter doors.

Toilet facilities on both floors.

Kitchenette on first floor.

20 car spaces.



## Accommodation

Accommodation	sq ft	sq m	Rent
Ground Floor	4,538	421.58	
First Floor	6,030	560.19	
<b>Total Area</b>	<b>10,568</b>	<b>981.77</b>	<b>£65,000</b>

## EPC

An energy performance certificate (EPC) is available upon request.

## Rent

£36,000 - £65,000 per annum exclusive

## Terms

A new full repairing and insuring lease for a term to be agreed.

## Legal Costs

The incoming tenant to bear the landlord's reasonable legal costs.

## Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £34,000

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

## Viewings

Strictly by appointment through VDBM.  
[toby.woodward@vdbm.co.uk](mailto:toby.woodward@vdbm.co.uk) 01923 845221

## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.