

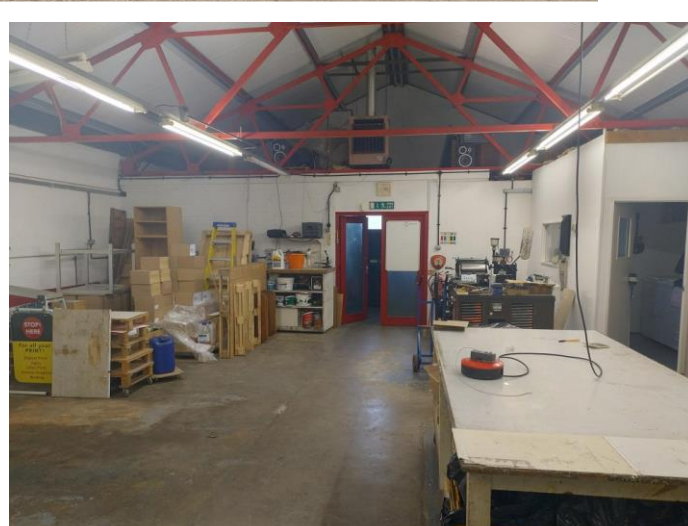
5 Brownfields Welwyn Garden City AL7 1AN

To Let

Prominently Located Business Unit

1,400 Sq Ft (GIA) Approx.

Not suitable for motor use or food production



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5 Brownfields

Welwyn Garden City AL7 1AN

LOCATION

Welwyn Garden City is an attractive town conveniently situated between Junctions 4 and 6 of the A1(M) 8 miles to the north of the M25 (junction 25 South Mimms).

The mainline railway station provides a fast and frequent service to London Kings Cross and Moorgate with underground links at Finsbury Park.

Brownfields is a turning directly off Black Fan Road (B195) within Welwyn Garden City's principle commercial district.

DESCRIPTION

A terraced single storey business unit fronting directly onto Brownfields behind a concrete parking and delivery area.

This involves a single bay construction of brick walls with a recently overclad pitched roof. There is an entrance door located in the centre of the front elevation to one side of which is a small office and the other side toilet and kitchen accommodation.

The property is currently occupied by a printing business and is extensively provided with a range of services including power distribution, heating and lighting. The clear internal headroom is approximately 2.7m.

The property is to be redecorated following the expiry of the current lease.

APPROX. (GROSS INT) FLOOR AREA

1,400 Sq Ft – Ground Floor (9.9m by 13.1m).

TERMS

Available to let on a new lease for a minimum term of 3 years.

Rent £22,000 per annum.

There will be a service charge (Approx. £250 p.a.) to cover the shared cost of maintaining the estate.

VAT

The property is not currently subject to VAT.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £13,500.

Rates payable 49.9% for the y/e 31/03/2023 but a significant allowance may be available if let to a single property occupier.

AVAILABILITY

September 2024.

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.

Energy Performance Certificate: E (125).

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.