

11&13 South Mundells Welwyn Garden City AL7 1EP

To Let

Well Fitted Warehouse / Light Industrial / Workshop Unit

3,385 – 6,920 Sq Ft (GIA) Approx.



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File Photo

Units 11&13 South Mundells Welwyn Garden City AL7 1EP

WELWYN GARDEN CITY

Welwyn Garden City is situated approximately 25 miles north of central London immediately to the east of the A1(M) with convenient access via junctions 4 and 6. The M25 (junction 23 – South Mimms) is approximately 8 miles to the south and the A414 trunk road skirts the southern edge of the town provides a fast east-west link between the M1 and M11.

DESCRIPTION

The property forms part of a small development of light industrial workshop units. Although fronting Tewin Road vehicular access is from the Mundells one way system between the turnings to Black Fan Road and Tewin Road.

The single storey mid-terrace units are of steel frame construction with brick elevations.

The space comprises workshop / warehouse accommodation with ancillary offices/stores, together with a kitchen and ladies and gents WCs.

The units offer excellent working accommodation.

Each unit has a full-size loading door that opens onto a communal yard/parking area.

APPROX. (GROSS INT) FLOOR AREAS

Unit 11	3,385 Sq Ft
Unit 13	<u>3,535 Sq Ft</u>
Total	6,920 Sq Ft

TERMS

The units are available to let on a new lease up to 1 March 2029 either individually or together. Rent details as below;

Unit 11 – £45,000 per annum.
Unit 13 – £47,000 per annum.

In addition to the rent the tenant will be responsible for the payment of utilities, estate service charges, and reimbursing the proportionate landlords building and third-party liability insurance premium in the usual way.

All terms are subject to VAT.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). The indicated assessments for 11 & 13 are £30,250 and £33,000 respectively.

Amount payable 49.9% for the Y/E 31/03/2025.

AVAILABILITY

At an early date to be agreed.

INSPECTION

For further information please contact Daniel Hiller (d.hiller@davies.uk.com) at Davies & Co 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. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: E(114) & E(115)

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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