

Preliminary Announcement



12 Little Burrow  
Welwyn Garden City AL7 4SW

**For Sale Freehold**

Secure plant yard with workshop / warehouse

**1.18 acres (Approx.)**

**Includes 6,815 Sq Ft (GIA) Portal Frame Warehouse**

- First Floor Offices
- Minimum 6.8m headroom
- Available Q4 2024



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# 12 Little Burrow

## Burrowfield, Welwyn Garden City AL7 4SN

### 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.

### LOCATION

The property is located in the Burrowfield Industrial area.

Access is via the A1000 (Chequers) on the southern edge of Welwyn Garden City conveniently close to the A414 and A1(M)(J4). Traffic entering Welwyn Garden City from Junction 4 is signposted past the entrance to the estate.

Little Burrow is a short cul-de-sac accessed by turning right immediately upon entering Burrowfields.

### DESCRIPTION

A very unusual opportunity to acquire a secure plant / construction yard with a no-frills workshop/warehouse building.

It is currently owned by Durkan and used as a depot for storing and refurbishing portacabin and site huts. It will be surplus to their requirements and available for occupation at the end of the year.

The yard has a perimeter palisade fence and electric gate-controlled entrance.

The surface has a variety of concrete finishes.

The warehouse building is of a modern steel portal frame with uninsulated brick wall and roof cladding with a clear internal head room of approx. 6.8m and 2 full sized loading doors. It is served with the 3-phase power but no gas.

Within the building there is a concrete platform containing office and staff amenity accommodation.

### APPROX (GROSS INTERNAL) FLOOR AREAS

Ground floor workshop/warehouse	5,968 Sq Ft
First floor office / staff accommodation	847 Sq Ft
<b>Total</b>	<b>6,814 Sq Ft</b>

Site area – 1.18 acres approximately.

### RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £95,000. Amount payable approx. 51.2% of that (YE 31/03/2025).

### TERMS

For sale freehold with vacant possession.

Guide price £3.00m plus VAT.

### AVAILABILITY

To be agreed Q3 / Q4 2024.

### INSPECTION

For further information please contact Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or telephone 01707 274237.

### NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

Energy Performance Certificate: To be provided.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

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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