

# Swallowfields Welwyn Garden City

## For Sale Freehold

**39,878 Sq Ft on 1.47 Acres Approx.**

Warehouse 9.8m eaves height. Workshop 4.4m eaves height.  
Covered yard 9,609 sq ft and with Ancillary Offices, vehicle  
maintenance bay with pits in a secure site.



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I54-7

# Unit 7 Swallowfields Welwyn Garden City AL7 1JA

## LOCATION

Welwyn Garden City occupies a highly strategic location in the northern sector of the M25.

It is positioned between junctions 4 and 6 of the A1M approx 7 miles north of the M25 at South Mimms (Junction 23). The A414 dual carriageway provides a fast east / west link between the M1 at Hemel Hempstead and the M11 at Harlow.

The towns of Borehamwood, Stevenage, Hertford, Hatfield and St Albans are all conveniently close.

Welwyn has an attractive town centre including a major John Lewis department store and an excellent fast service to London Kings Cross / St Pancras and Moorgate (25 minutes).

Access to Swallowfields is alongside B&Q from Bridge Road East or via Woodfield Road next to the Fire Station. This is an established commercial area within convenient walking distance of the station and town centre.

## DESCRIPTION

The property comprises two adjoining warehouses and a covered yard with access from Swallow End. There is also separate access for cars and visitors direct from Swallowfields via gated access points.

There is a gated palisade perimeter security fence.

### Warehouse 1

A high bay warehouse / distribution building built in 2007 with ancillary offices.

Steel portal frame in a single bay with eaves height of approx 9.8m rising to a height of 11.2m at the ridge. Full height double skin insulated wall and roof cladding incorporating rooflights. Two electric sectional up and over loading doors.

Transport and administrative offices and staff welfare accommodation on three floors.

The offices are finished with carpeting, power and data distribution, suspended ceiling with inset fluorescent lighting and air conditioning units.

The building can be acquired with the existing full height racking system with 1,970 pallet positions of various sizes.

### Covered Loading Yard Area

Substantial open sided steel structure with minimal columns linked directly to the rear warehouse and clear height of 5.3m.

### Warehouse 2

A single-storey detached workshop / warehouse unit constructed in the 1960s in two bays. A concrete portal frame with an eaves height of approx 4.4m rising to 7.5m at the ridge.

Brick cavity walls externally with double-glazed uPVC windows to Swallow End. Double skin corrugated asbestos cement sheet roof with rooflights to one slope in each bay.

Bay 1 has mezzanine storage above office and staff areas. Roller shutter loading doors are to the rear of each bay.

Bay 1 is used for the service and maintenance of HGVs and Bay 2 for storage.

## SITE

Secure site with access point from Swallow End.

Extensive car parking along the frontage to Swallow End and Swallowfields.

## APPROX. (GROSS INTERNAL) FLOOR AREAS

### Warehouse 1

Ground Floor	Warehouse	11,678 Sq Ft
	Loading bay	504 Sq Ft
	Transport office	864 Sq Ft

First floor	offices	800 Sq Ft
Second floor	offices	<u>1,173 Sq Ft</u>

**Total** 15,019 Sq Ft

**Covered loading bay** 9,409 Sq Ft

### Warehouse 2

Main warehouse inc. offices	14,905 Sq Ft
Ancillary Storage	<u>545 Sq Ft</u>

**Total** 15,450 Sq Ft

**Overall Total** 39,878 Sq Ft

**Total site area approx. 1.47 acres**



## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £114,000. Amount payable approx. 51.2% (2021/22).

## TERMS

For sale freehold with vacant possession on completion.

Price £5,500,000 plus VAT.



## AVAILABILITY

To be agreed.

## INSPECTION

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

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month.

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](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: Category C (59)

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