

4 Swallowfields

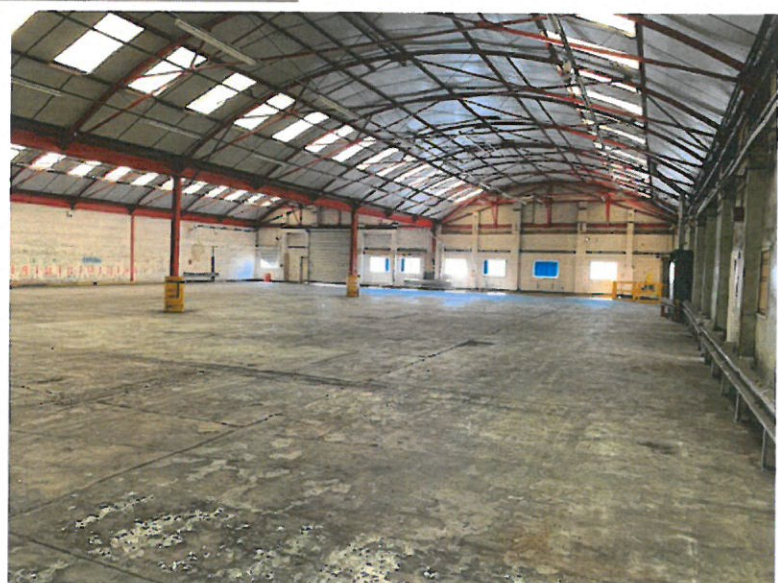
Welwyn Garden City AL7 1JD

To Let

Flexible Production / Warehouse Space

14,427 Sq Ft (GIA) Approx.

- 5.5m eaves height
- Flexible lease
- Ancillary offices



D6930.3
I2-7 (VB)

Unit 4 Swallowfields Welwyn Garden City, AL7 1JD

WELWYN GARDEN CITY

Offering an attractive landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies.

The town lies approximately 20 miles north of Central London between Junctions 4 and 6 of the A1(M) with the M25 just 7 miles to the south.

In addition, the A414 dual carriageway provides a fast and convenient east-west link to the M1 at Hemel Hempstead and the M11 at Harlow.

The town has a fast-electrified train service to London Kings Cross / St Pancras and Moorgate and with underground links at Finsbury Park.

LOCATION

Swallowfields is located in the centre of the principle business area. Access is from Bridge Road East either along Swallowfields (next to B&Q) or from Woodfield Road (next to the fire station).

DESCRIPTION

A warehouse unit with ancillary offices.

It is constructed in two bays with a semi-circular roof structure on steel trusses with a clear head of approximately 5.5m with loading doors front and rear.

There are ancillary administrative offices at the front.

The property is currently in poor and untidy condition. It is to be improved before any letting is effected. The site has previously been occupied by Kuehne & Nagel.

APPROXIMATE (GIA) FLOOR AREAS

Unit 4	Warehouse	12,826 sq ft	
	/Production		
	Bay 2	1,601sq ft	
	Offices	<u>1,043 sq ft</u>	
	Total		14,427 sq ft

TERMS

Available on a new lease for a term to agreed.

Rent £7.95 per sq ft.

All terms are subject to VAT where applicable.

RATEABLE VALUE

Please see the Valuation office Agency website (www.voa.gov.uk). Not currently assessed.

ENERGY PERFORMANCE CERTIFICATE

E (111)

INSPECTION

For further information please contact Mike Davies or Daniel Hiller, Davies & Co on 01707 274237.

NOTE

The particulars contained within these details are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

D6931.3
I2-7 (VB)