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6 Swallowfields

Welwyn Garden City AL7 1JD

To Let

Flexible Production / Warehouse Space

15,327 Sq Ft (GIA) Approx.

- 5.5m eaves height
- Secure yard area
- Dock and level loading
- Flexible leases



D6932.3
I3-13 (VB)

Unit 6 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.

The unit is in two bays with a pitched roof structure with approximately 5.5m eaves height with a lower height section at the front. There is a covered dock loading area and a level access door at the side.

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.

The estate is configured such that a secure yard area can be created at the front and rear and this facilities a circular HGV movement.

APPROXIMATE (GIA) FLOOR AREAS

Unit 6	Warehouse	10,260 sq ft	
	Loading bay	1,689 sq ft	
	Ancillary	<u>3,272 sq ft</u>	
	Total		15,327 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) Indicated assessment £54,000.

Amount payable 2019/20: 50.1%

ENERGY PERFORMANCE CERTIFICATE

D (89)

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.

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