

10 Garden Court Welwyn Garden City AL7 1BH

For Sale Freehold

Superbly Specified Business Unit

1,333 Sq Ft (GIA) Approx

- Prominent location
- close to Town Centre and Station
- No VAT



Unit 10 Garden Court Business Centre

Tewin Road, Welwyn Garden City AL7 1BH

WELWYN GARDEN CITY

Welwyn Garden City is an attractive centre 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 which skirts the southern edge of the town provides fast east-west link between the M1 at Hemel Hempstead and M11 at Harlow.

LOCATION

Garden Court Business Centre is a development comprising 12 brick-built business units located within walking distance of the town centre and railway station.

DESCRIPTION

Unit 10 is a modern two storey business unit with fully fitted first floor offices and ancillary office / storage accommodation on the ground floor.

It is prominently located fronting directly onto Tewin Road. It has a pedestrian entrance at the front and a loading bay to the rear. The rear loading door has been enclosed internally by the present owners but can be fully reinstated to provide delivery access (if so required).

The property presents to a high standard throughout and features the following;

- Front tiled reception office
- Electric loading door
- Suspended ceilings with recessed LED lighting
- Single WC

APPROX (GIA) FLOOR AREAS

Ground Floor	801 Sq Ft
First Floor Offices	532 Sq Ft
Total	1,333 Sq Ft

PARKING

There are 2 allocated spaces with the ability to park a third vehicle in front of the loading door.

TERMS

The property is available for sale freehold with vacant possession. Price £375,000.

VAT

Not payable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £18,750. Rates payable approx. 49.9% for the y/e 31/3/2025.

AVAILABILITY

Immediate following completion of legal formalities.

INSPECTION

For further information please contact Davies & Co on 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: Category TBA

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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