



MODERN PRODUCTION / WAREHOUSE UNIT 1,955 SQ FT (APPROX.)

Rent: £34,000 p.a.

7 Alders Court
Watchmead
Welwyn Garden City
Hertfordshire
AL7 1LT

- Plus heavy-duty 495 Sq Ft mezzanine providing additional storage
- Modern and well-established industrial estate location
- Approx. 5.7m eaves height
- Ready for immediate occupation

7 ALDERS COURT, WATCHMEAD, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1LT

LOCATION

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

The town lies approximately 20 miles north of Central London between Junctions 4 & 6 of the A1(M) with the M25 just 7 miles to the south at Junction 23. 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.

It has a fast electrified trans link train service to Kings Cross / St Pancras and Moorgate with underground links at Finsbury Park

Alders Court is a modern development in a modern well laid out commercial setting in Watchmead accessed from Black Fan Road a short distance from Mundells. There is a direct link to the A414 and Hertford to the east. A footpath close to the rear of the estate leads to the Town Centre via B & Q.

ACCOMMODATION

A modern mid-terraced industrial/warehouse unit with two-storey offices projecting to the front.

The property is of steel portal frame construction, with an eaves height of approximately 5.7m. The elevations comprise brickwork to approximately 2m high, with profiled colour-coated steel cladding above and a curved eaves detail.

There is a full-size loading door to the front, measuring approx. 3m wide x 3.6m high, together with a separate personnel entrance leading to the ground floor reception/office area, with two WCs immediately behind.

The property has recently been refurbished, including new decorations and laminate flooring to the offices, and is essentially ready for immediate occupation.

Within the warehouse is a heavy-duty mezzanine floor measuring approx. 495 sq ft supported on columns, providing useful additional storage space. The mezzanine is accessible from the first-floor offices and via a separate staircase within the warehouse. The height to the underside of the mezzanine is approx. 2.4m. If not required, the mezzanine could be removed by an incoming tenant.

There are 3 parking spaces to the front of the unit, together with additional space on the loading apron if required.

FLOOR AREAS (approx. GIA)		Sq Ft
Ground Floor	Warehouse	1,427
Ground Floor	Offices	265
First Floor	Offices	265
TOTAL		1,955

TERMS

Available on a new lease for a term to be agreed. Rent £34,000 per annum.

Rent and other property outgoing are subject to VAT.

BUSINESS RATES

To be advised.

EPC

D(77)



For further information please contact Davies & Co on 01707 274237

Daniel Hiller d.hiller@davies.uk.com
Clay Davies c.davies@davies.uk.com

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. 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.

Davies
01707 274237