



REFURBISHED WORKSHOP WITH MEZZANINE
2,545 SQ FT (APPROX.)

Price: £595,000 No VAT

16 Woodfield Road
Welwyn Garden City
Hertfordshire
AL7 1JQ

- Established industrial location
- Additional 990 Sq Ft mezzanine storage area
- 3m headroom
- New full size loading door
- Extensively refurbished

LOCATION

Welwyn Garden City occupies a 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). In addition, the A414 dual carriageway provides a fast east / west link between the M1 at Hemel Hempstead and the M11 at Harlow.

Woodfield Road is located next to the Fire Station on Bridge Road East. It can also be accessed via Swallowfield alongside B&Q.

This is an established commercial area within convenient walking distance of the station and town centre.

ACCOMMODATION

A single-storey end-of-terrace workshop/business unit with ground floor offices, forming part of a small development of similar properties.

The property is of traditional brick construction beneath a pitched roof supported by steel trusses, providing a clear internal working height of approximately 3.0 metres.

A pedestrian entrance at the front leads into the office/reception area, which has been extensively refurbished by the landlord to include new tiled flooring, a modern kitchenette, and upgraded finishes. The front elevation is fitted with external security shutters protecting the entrance door and office windows. To the rear, the warehouse is served by a full-height loading door measuring approximately 2.75m wide by 3.00m high, accessed directly from a rear service road. The warehouse also benefits from separate male and female WC facilities.

A useful storage mezzanine has also been installed, extending across the full width of the warehouse behind the offices. This can be retained, adapted or removed to suit an incoming occupier's requirements.

The property is now surplus to the owner's operational requirements and is therefore available with vacant possession.

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £29,000.

Rates payable 43.2% for the y/e 31/03/2027.

EPC

E(114)



For further information please contact Davies & Co on 01707 274237

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FLOOR AREAS (approx. GIA)

Sq Ft

Ground Floor Area 2,545

Mezzanine 990

TOTAL 2,545

TERMS

Available for sale freehold with vacant possession. Guide price £595,000.

The property is not subject to VAT.

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.

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