



WAREHOUSE / LIGHT INDUSTRIAL / WORKSHOP UNIT
3,470 SQ FT

Rent: £46,500 p.a.

**15 South Mundells
Welwyn Garden City
Hertfordshire
AL7 1EP**

- Full size loading door plus security shutter
- Generous forecourt / parking area
- A separate yard area may also be available by separate negotiation.

LOCATION

Welwyn Garden City is 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 skirts the southern edge of the town provides a fast east-west link between the M1 and M11.

ACCOMMODATION

The property forms part of a small development of light industrial workshop units. Although it fronts Tewin Road, vehicular access is via the Mundells one-way system, between the junctions with Black Fan Road and Tewin Road.

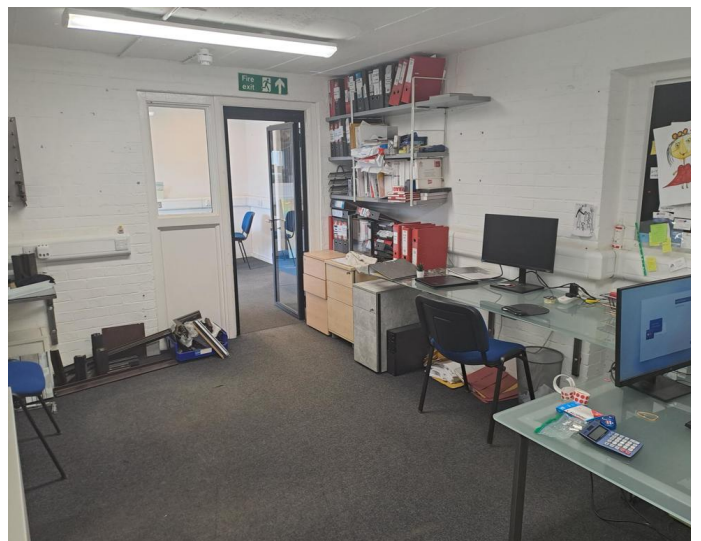
The unit comprises a single-storey light industrial/warehouse space, arranged as one principal operational area with additional stores and office rooms located to one side. The unit benefits from a Constantia loading door, with a security shutter positioned in front.

The building is of brick construction, offering a clear eaves height of approximately 3.3m, rising to around 6.6m at the apex. The roof is formed in a single bay, supported by steel trusses, internally lined, and incorporates roof lights.

To the rear, there is a generous loading and parking area, with 12 allocated parking spaces.

The estate benefits from the added security of a controlled gated entrance, which is an unusual feature for this type of development.

A separate yard area may also be available by separate negotiation.



FLOOR AREAS (approx. GIA)

Sq Ft

TOTAL

3,470

TERMS

Available to let on a new lease for a term of up to 5 years from an early date to be agreed. Rent £46,500 per annum.

In addition to the rent the tenant will be responsible for the payment of utilities, an estate service charge and reimbursing the proportionate landlords building and third-party liability insurance premium in the usual way.

All terms are subject to VAT where applicable.

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £47,500.

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

EPC

E(110)

OTHER INFORMATION

Unless otherwise stated all prices, rent or other stated costs are subject to VAT.

For further information please contact Davies & Co on 01707 274237

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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.