



MODERN SELF-CONTAINED BUSINESS BUILDING
3,050 SQ FT

Price: £695,000 No VAT

1 Swallow Court
Swallowfield
Welwyn Garden City
Hertfordshire
AL7 1SB

- 9 parking spaces
- Small rear delivery facility.
- Well specified internal finishes

1 SWALLOW COURT , SWALLOWFIELD, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1SB

Location

Welwyn Garden City lies between Junctions 4 and 6 of the A1(M) approximately 10 miles north of the M25 at Junction 23 (South Mimms).

In addition the A414 dual carriageway provides a fast east-west link between the M1 at Hemel Hempstead and the M11 at Harlow.

Welwyn Garden City station provides a fast regular service to London Kings Cross and Moorgate with a journey time of approximately 25 minutes. Direct connections to the Victoria and Piccadilly line are available at Finsbury Park.

Welwyn Garden City offers an extremely attractive landscaped environment featuring high quality housing and a quality shopping centre including a major John Lewis department store.

Major office occupiers include Tesco, Roche, and Paypoint.

Swallow Court is located in Swallowfields which is within the main commercial area accessed from Bridge Road East adjoining the B&Q store.

Accommodation

A fully self-contained two storey business building offering flexible open plan accommodation on two floors with adjoining car parking.

The property forms part of a small group of 5 commercial buildings which share an access via a service road at the rear fronting onto Swallowfields where the main entrance is provided.

The accommodation is provided with suspended ceilings with recessed LED lighting and finished fully with male and female toilets and kitchen areas on both floors.

All main services are provided including gas fired radiator central heating system.

There is a small rear delivery facility on the ground floor.

Floor Areas (approx. GIA)	Sq Ft
Ground floor	1,516
First floor	1,534
TOTAL	3,050
Car Parking Spaces	9

Tenure

This is a very unusual opportunity to purchase a freehold.

Price £695,000.

VAT Not payable

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). There are separate Rateable Value assessments for the ground and first floors of £22,750 and £23,750 respectively.

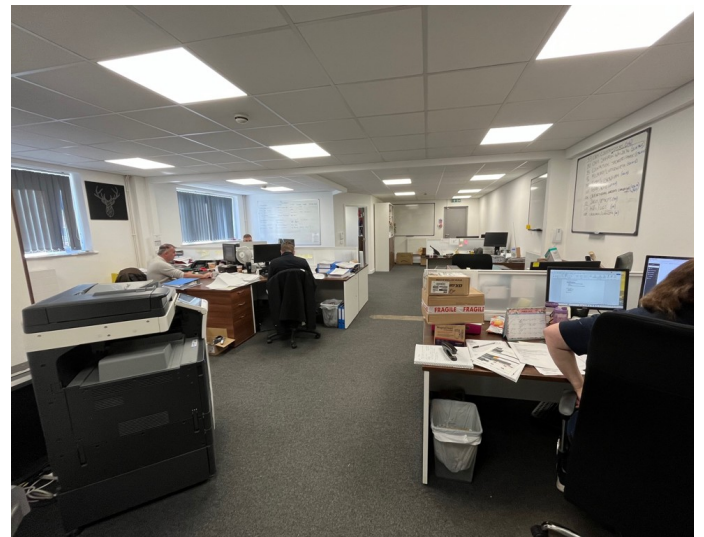
Rates payable 49.9% for the y/e 31/3/2026.

Legal Costs

Each party is responsible for their own legal costs.

EPC

D (95)



Strictly by prior appointment with Davies & Co on 01707 274237.

Daniel Hiller d.hiller@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.