



**PROMINENTLY LOCATED SMALL BUSINESS UNITS**  
**573 - 600 SQ FT**

**Rent: £15,000 - £16,000 p.a.**

The Point  
Swallowfields  
Welwyn Garden City  
Hertfordshire  
AL7 1WL

- Modern business units
- Prominent location
- 2 Parking spaces
- Motor trade and food production not permitted

# THE POINT, SWALLOWFIELDS, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1WL

## 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 A1(M) 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.

Access to Swallowfields is alongside B&Q from Bridge Road East or via Woodfield Road next to the Fire Station. This is an established commercial area within convenient walking distance of the station and town centre.

## Accommodation

Completed in 2020 The Point comprises 10 individual self-contained units in a size range not normally available in Welwyn Garden City.

The units benefit from:

- Own entrance and security shutter
- WC and kitchen
- Heating and lighting
- Glass double front doors
- 2 dedicated parking spaces

| Floor Areas (approx. GIA) | Sq Ft      |
|---------------------------|------------|
| Unit 4                    | 600        |
| Unit 10                   | 600        |
| Unit 5                    | 600        |
| <b>TOTAL</b>              | <b>776</b> |

## Tenure

The property is available to let on a new lease for a minimum term of 3 years.

## Service Charge

In addition to rent there is an estate service charge to cover the annual costs of maintaining the common parts of the state and services of approx. £500 per annum.

## Business Rates

Rateable Value : £10,500

The property is below the rates payable threshold.

## Legal Costs

Each party to cover their own legal costs.

## EPC

C - 75

## Other Information

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

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy.



For further information please contact Daniel Hiller  
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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](http://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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