



**TWO LIGHT INDUSTRIAL / WORKSHOP UNITS**  
3,385 - 6,920 SQ FT

**Rent: £45,000 - £92,000 p.a.**

11-13 South Mundells  
Welwyn Garden City  
Hertfordshire  
AL7 1EP

- Well-established and busy industrial estate
- Full size loading doors
- Generous forecourt / parking areas
- A separate yard area may also be available by separate negotiation.

# 11-13 SOUTH MUNDELLS, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1EP

## 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 fronting Tewin Road vehicular access is from the Mundells one way system between the turnings to Black Fan Road and Tewin Road.

The single storey mid-terrace units are of steel frame construction with brick elevations.

The space comprises workshop / warehouse accommodation with ancillary offices/stores, together with a kitchen and ladies and gents WCs.

The units offer excellent working accommodation.

Each unit has a full-size loading door that opens onto a communal yard/parking area. A separate yard area may also be available by separate negotiation.

FLOOR AREAS (approx. GIA)	Sq Ft
Unit 11	3,385
Unit 13	3,535
<b>TOTAL</b>	<b>6,920</b>

## TERMS

The units are available to let either individually or together, from an early date to be agreed, for an initial term of up to five years. Rent details are set out below:

Unit 11 - £45,000 per annum.

Unit 13 - £47,000 per annum.

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

All terms are subject to VAT.

## BUSINESS RATES

Please see the Valuation Office Agency Website ([www.voa.gov.uk](http://www.voa.gov.uk)). The indicated assessments for Units 11&13 are £44,000 and £48,000 respectively.

Rates payable 43.2% for the year ending 31/03/2027 if let independently, or 48% if let together.

## EPC

Energy Performance Certificate: E(114) & E(115)

## 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](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.

**Davies**  
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