



**NEWLY REFURBISHED PRODUCTION / WAREHOUSE**  
**15,327 SQ FT**

**Rent: £150,000 p.a.**

6 Swallowfields  
Welwyn Garden City  
Hertfordshire  
AL7 1JD

- Large Secure yard areas front side and rear
- 5.5m eaves height
- Dock and level loading
- No fixed offices
- LED lighting throughout

# 6 SWALLOWFIELDS, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1JD

## Location

Swallowfields is located in the centre of the principle business area. Access is from Bridge Road East either along Swallowfields (next to B&Q) or from Woodfield Road (next to the fire station).

## WELWYN GARDEN CITY

Offering an attractive landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies.

The town lies approximately 20 miles north of Central London between Junctions 4 and 6 of the A1(M) with the M25 just 7 miles to the south.

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

There is a fast-electrified train service to London Kings Cross / St Pancras and Moorgate and with underground links at Finsbury Park.

## Accommodation

The unit is in two bays with a double pitched roof structure with approximately 5.5m eaves height and a lower height section at the front.

There is an enclosed dock loading area and a level access door at the side. These have new roller shutter doors (5.2 m w x 5.4 m h and 2.8m w x 3.4m h).

The site is configured such that there is a large secure yard at the front and rear which is gated and facilities circular HGV movement.

The property has been comprehensively refurbished by the landlord.

	Sq Ft
Main warehouse	10,260
External loading bay	1,689
Additional storage	3,272
<b>TOTAL</b>	<b>15,327</b>

## Tenure

Available on a new lease for a term to agreed.

Rent £150,000 per annum.

All terms are subject to VAT where applicable.

## Service Charge

Small charge for dealing with shared costs. Est 50p psf

## Business Rates

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £108,000.

Amount payable 55.5% for the y/e 31/3/26.

## Other Information

Energy Performance Certificate: Category C (66).



Strictly by prior appointment with 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.

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