



END OF TERRACE WORKSHOP / WAREHOUSE
2,545 SQ FT

Price: £550,000
Rent: £35,000 p.a.

16 Woodfield Road
Welwyn Garden City
Hertfordshire
AL7 1JQ

- Established industrial location
- Additional 860 Sq Ft mezzanine storage area
- 3m headroom
- Full size loading door
- No VAT payable

16 WOODFIELD ROAD, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1JQ

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 A1M approx. 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.

Woodfield Road is located next to the Fire Station on Bridge Road East. It can also be accessed via Swallowfield alongside B&Q.

This is an established commercial area within convenient walking distance of the station and town centre.

Accommodation

A single storey end of terrace workshop unit with front ground floor offices in a small development of similar units.

The property is constructed of brick walls externally with a pitched roof on steel trusses providing a clear internal head height of approximately 3 metres.

There is a pedestrian entrance at the front to the offices and a separate full size loading door (2.75m wide by 3.00m high) at the rear accessed from a service road.

In addition, there is a useful storage mezzanine platform that extends nearly the full length of the property which can be removed or adapted as so required.

	Sq Ft
Ground Floor Area	2,545
Mezzanine	860
TOTAL	2,545

Tenure

Available to let on a new lease for a term to be agreed. Rent £35,000 per annum.

Alternatively, the property is available for sale freehold with vacant possession. Guide price £550,000.

The property is not subject to VAT.

Business Rates

Please see the Valuation Office Agency website. Indicated assessment £19,750.

Amount payable 49.9% for the y/e 31/03/2026.

Legal Costs

Each party is responsible for their legal fees.

Other Information

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

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

Energy Performance Certificate: Available shortly.

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.



For further information please contact 01707 274237.

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.