



MODERN WAREHOUSE / PRODUCTION UNIT
3,731 SQ FT

Price: £900,000 + VAT
Rent: £62,500 p.a.

Unit 5 Mallow Park
Watchmead
Welwyn Garden City
Hertfordshire
AL7 1GX

- Eaves height of approx 5.7m at the rear, rising to 7.5m at the front
- Constructed in the mid-2000s
- Excellent HGV turning and loading facilities
- First-floor air-conditioned offices
- Established employment location

UNIT 5, MALLOW PARK, WATCHMEAD, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1GX

LOCATION

Welwyn Garden City adjoins the A1(M) between Junctions 4 and 6, approx 10 miles north of the M25. The town has a strong commercial and industrial base, with major employers including Tesco and Roche.

The town benefits from excellent rail services to London King's Cross and Moorgate, together with a good range of shopping, leisure and dining facilities. The attractive landscaped setting reflects its Garden City heritage.

The property is located on Watchmead, accessed from Black Fan Road to the north-east of the principal commercial area. Watchmead is an established employment area comprising a range of well-planned, high-quality modern industrial, warehouse and office developments.

ACCOMMODATION

Mallow Park is a high-quality development of light industrial/warehouse units constructed in the mid-2000s.

Unit 5 is a mid-terrace unit comprising principally a single open-plan warehouse / production space, together with an entrance lobby, two WCs, shower room and kitchen area. All main services are provided, including lighting and an intruder alarm system.

The unit is constructed of a steel portal frame with high-quality grey external clad elevations and attractive architectural detailing, including a covered loading area with a full-size electrically operated loading door. It has excellent turning and loading facilities for HGVs, together with parking for 5 vehicles.

The warehouse has an eaves height of approx. 5.7m at the rear, rising to 7.5m at the front.

First-floor air-conditioned offices have been installed at the front of the unit, directly above the entrance lobby and toilet/shower accommodation. The office area could be extended further, subject to individual requirements.

A racking system has been installed by the current tenant which is surplus to their requirements and could be included as part of an agreement.

FLOOR AREAS (approx. GIA)	Sq Ft
Ground Floor	3,522
First Floor Offices	209
TOTAL	3,731
Car Parking Spaces	5

TERMS

Available at an early date to be agreed, either to let on a new lease at £62,500 per annum, or for sale freehold with vacant possession at a guide price of £900,000.

All costs are subject to VAT.

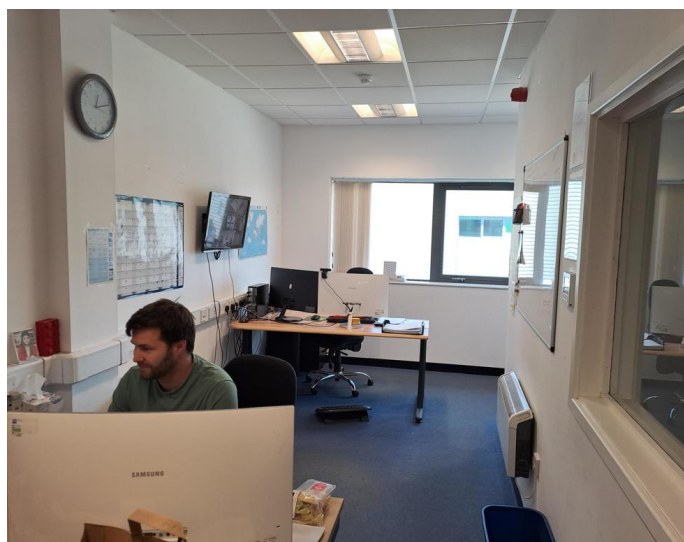
BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £59,000.

Rates payable 48% for the y/e 31/03/2027.

EPC

B(44)



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. 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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