

TO LET

5,372 Sq Ft • 4,221 Sq Ft

(GIA) Approx (GIA) Approx

7 & 9 Mundells Industrial Centre, Welwyn Garden City AL7 1EW

- Prominent location fronting principle distributor road
- Attractive brick faced elevations
- Newly refurbished
- Full height loading doors
- Fully fitted two storey offices
- Excellent turning and loading areas
- Eaves height of approximately 5 metres (16 ft 4in).
- LED lighting and three-phase power distribution



Attractive Modern Industrial/Warehouse Units

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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 A14 trunk road skirts the southern edge of the town providing a fast east-west link between the M1 and M11.

The estate is located directly opposite Toolstation and Screwfix.

DESCRIPTION

The units form part of a high-quality industrial / warehouse development built in the 1980's that benefits from the following features:

- Prominent location fronting principle distributor road
- Attractive brick faced elevations
- Excellent load turning and loading areas
- High quality well managed estate

FEATURES

Unit 7 is located at the rear of the estate. It has two storey offices to the front elevation and warehouse / workshop accommodation with a full-size loading door at the rear.

The front area on the ground floor comprises the entrance hall, male and female toilets, kitchen and reception office. At first floor level there are two separate open plan office areas. The production area comprises uninterrupted space with an eaves height of approx. 5 metres (16ft 4in). The building benefits from LED lighting and three-phase power distribution and has excellent turning and loading facilities within the estate areas. There are 12 allocated parking spaces.

Unit 9 is located in the centre of the estate. It is of single aspect layout with two storey offices behind the front elevation adjoining a full-size loading door.

The office/service area on the ground floor comprises, entrance hall, male and female toilets, kitchen area, and reception office.

The first floor area is a single open plan office. The production area provides uninterrupted space with an eaves height of approx. 5 metres (16ft 4in). There are 8 parking spaces.

FLOOR AREAS

Unit 7 Ground Floor	4,570 Sq Ft
First Floor	802 Sq Ft
Total	5,372 Sq Ft
Unit 9 Ground Floor	3,605 Sq Ft
First Floor	616 Sq Ft
Total	4,221 Sq Ft

TERMS

Each unit is available to let on a new lease for a term to be agreed

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

ENERGY PERFORMANCE

EPC Rating: Category C (Unit 7)

EPC Rating: Category D (Unit 9) landlord will improve.

INSPECTION

For further information contact Davies & Co 01707 274237

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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.