



**SUPERBLY SPECIFIED 2-STOREY BUSINESS UNIT
1,333 SQ FT**

**Price: £350,000 No VAT
Rent: £19,950 p.a.**

10 Garden Court
Welwyn Garden City
Hertfordshire
AL7 1BH

- Prominent location
- Close to Town Centre and Station
- Allocated parking
- No VAT

10 GARDEN COURT, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1BH

Location

Welwyn Garden City is an attractive centre 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 which skirts the southern edge of the town provides fast east-west link between the M1 at Hemel Hempstead and M11 at Harlow.

Garden Court Business Centre is a development comprising 12 brick-built business units located within walking distance of the town centre and railway station.

Accommodation

Unit 10 is a modern two storey business unit with fully fitted first floor offices and ancillary office / storage accommodation on the ground floor.

It is prominently located fronting directly onto Tewin Road with pedestrian entrance at the front and loading bay at the rear.

The rear loading door has been enclosed internally by the present owners but this can be fully reinstated to provide delivery access if so required.

The property presents to a high standard throughout and features the following;

- * Front tiled reception office
- * Electric loading door
- * Suspended ceilings with recessed LED lighting
- * Male and female WCs

There are 2 parking space included with the demise with the ability to park an additional vehicle in front of the loading door.

Energy Performance Certificate (C59).

Floor Areas (approx. GIA)	Sq Ft
Ground Floor	801
First Floor	532
TOTAL	1,333

Tenure

Available for sale on a freehold basis with vacant possession. Price £350,000.

Alternatively, the property is available to let on a new for a term to be agreed. Rent £19,950 per annum.

No VAT payable.

Service Charge

None payable.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £18,750. Rates payable approx. 49.9% for the y/e 31/3/2026.

Legal Costs

Each party is responsible for their own legal costs.



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. 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.