



PROMINENTLY LOCATED SMALL BUSINESS UNITS
600 SQ FT

Rent: £15,000 - £16,000 p.a.

The Point
Swallowfields
Welwyn Garden City
Hertfordshire
AL7 1WL

- Ideal for workshop, production or trade counter operations.
- Glass double doors with security shutter
- Heating and lighting provided
- 2 Parking spaces
- No business rates payable for single property occupiers
- Motor trade and food production not permitted

THE POINT, SWALLOWFIELDS, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1WL

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 A1(M) 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.

Access to Swallowfields is alongside B&Q from Bridge Road East or via Woodfield Road next to the Fire Station. This is an established commercial area within convenient walking distance of the station and town centre.

Accommodation

Completed in 2020, The Point comprises 10 individual self-contained units in a size range not normally available in Welwyn Garden City.

Each unit benefits from the following:

- * Own entrance and security shutter
- * WC and kitchen
- * Heating and lighting
- * Glass double front doors
- * 2 dedicated parking spaces

Located opposite B&Q the units have excellent visibility making them ideal for a variety of business uses including workshop, production, or trade counter operations.

Floor Areas (approx. GIA)	Sq Ft
Unit 10	600
Unit 7	600
TOTAL	600

Tenure

Each unit is available to let on a new lease for a minimum term of 3 years. Rent £16,000 per annum + VAT per unit.

Service Charge

In addition to rent there is an estate service charge to cover the annual costs of maintaining the common parts of the state and services of approx. £500 per annum.

Business Rates

Each unit has a Rateable Value of less than £12,000 and may therefore be eligible for full Small Business Rate Relief, subject to the occupier meeting the relevant criteria (i.e. occupying only one commercial property).

Legal Costs

Each party to cover their own legal costs.

EPC

C - 75



For further information please contact Davies & Co on
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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.

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