

TO LET  
INDUSTRIAL

 **GRAHAM  
SIBBALD**



**Unit 7, Mallow Park, Watchmead,  
Welwyn Garden City,  
Hertfordshire, AL7 1GX**

- Covered loading dock with electric roller shutter door
- On-site parking for 7 vehicles with dedicated front loading area
- Mezzanine storage floor plus fully fitted offices
- Warehouse with 6.85m minimum eaves height

## LOCATION

Mallow Park is a modern development of warehouse units approximately 1 mile east of Welwyn Garden City town centre. Positioned adjacent to the A1(M) between junctions 5 and 6 and around 6 miles from junction 23 of the M25, the estate offers excellent road connectivity to London and the wider national network, while Welwyn Garden City station provides a direct rail service to London Kings Cross in approximately 30 minutes.



## DESCRIPTION

The property comprises a modern end-of-terrace warehouse unit of steel frame construction, with profile metal cladding to the elevations and a pitched roof also clad in profile metal sheeting. To the front, there is a loading area, along with parking for seven vehicles.

The warehouse has a minimum eaves height of 6.85 metres and is equipped with an electric roller shutter door, gas blower heating, and modern LED lighting. A mezzanine storage floor has been installed, offering an floor loading capacity of 4.8 kN, together with fitted lighting and a suspended ceiling beneath.

Access is also via a pedestrian entrance leading into a reception area, with stairs to the first floor. At ground level, the accommodation includes a front office, two WCs, and a kitchen. An additional office/storeroom is accessed from within the warehouse. The first floor provides three separate office rooms.

## ACCOMMODATION

Ground Floor	3,996 Sq Ft	371.23 Sq M
First Floor Offices	584 Sq Ft	54.25 Sq M
Mezzanine Storage	409.9 Sq Ft	38.08 Sq M
Total	4,991.36 Sq Ft	463.7 Sq M

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## ENERGY PERFORMANCE CERTIFICATE

C-58

## QUOTING RENT

£77,000 Per Annum

## TENURE

The premises are offered on Full Repairing and Insuring terms.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

## RATEABLE VALUE

From online enquiries we understand the rateable value is £73,500 with rates payable £35,280 per annum

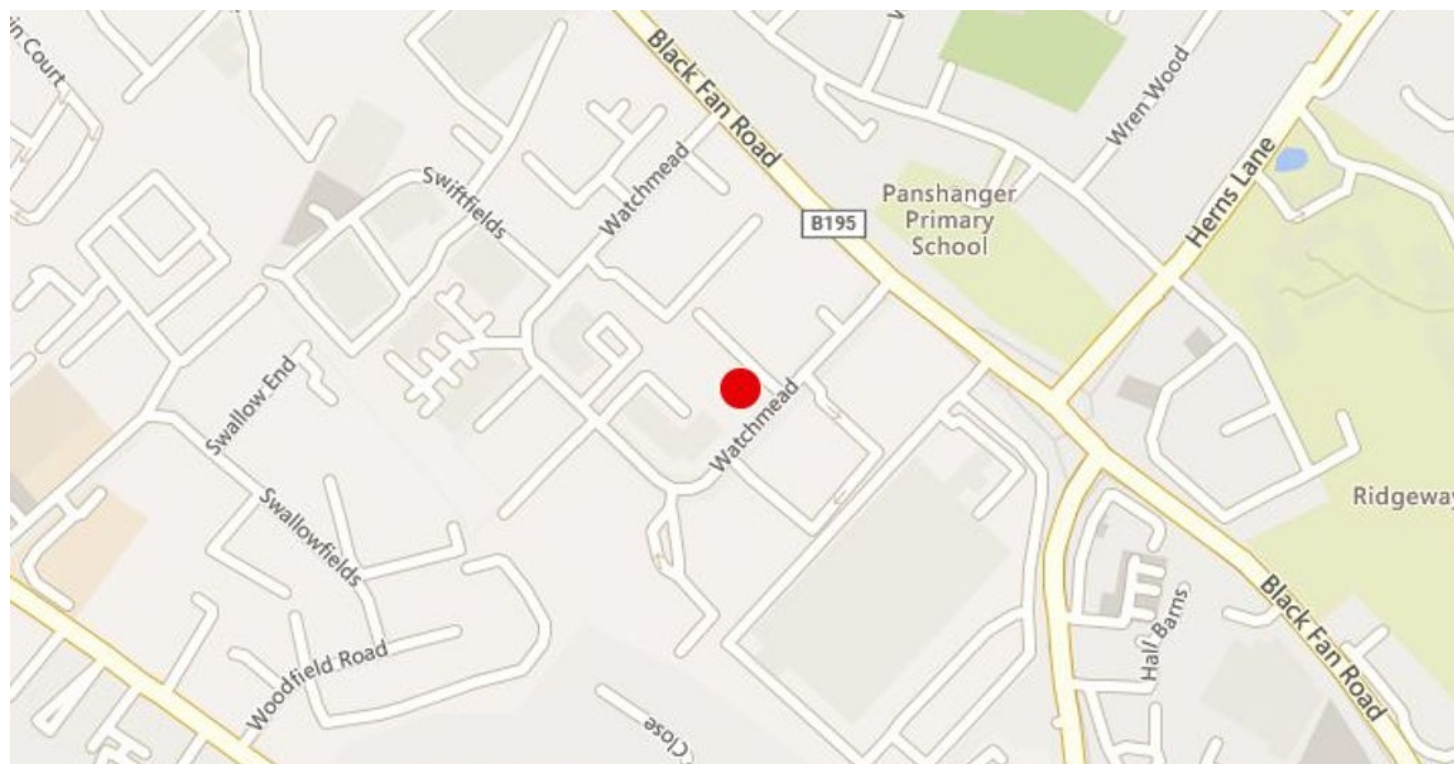
To arrange a viewing please contact:



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## IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.