



## HIGH QUALITY WAREHOUSE UNIT 2,478 SQ FT

**Rent: £45,000 p.a.**

1G Chancery Gate Business  
Centre  
Tewin Road  
Welwyn Garden City  
Hertfordshire  
AL7 1AU

- Includes fully fitted first floor offices
- Minimum 7m headroom
- Full size loading door
- Dexion racking system and furniture included
- Ready for immediate occupation

# 1G CHANCERY GATE BUSINESS CENTRE , TEWIN ROAD, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1AU

## LOCATION

Offering an attractive landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies including Roche, Paypoint and Tesco.

The town lies approximately 20 miles north of Central London between Junctions 4 and 6 of the A1(M) with the M25 just 7 miles to the south. In addition the A414 dual carriageway provides a fast and convenient east-west link to the M1 at Hemel Hempstead and the M11 at Harlow.

The town has a fast electrified train service to London Kings Cross and Moorgate with underground links at Finsbury Park.

The property forms part of a modern development of similar units in Tewin Road and the centre of the main commercial area close to the station and town centre.

## ACCOMMODATION

An end-of-terrace unit constructed in 2007, providing warehouse/production space at ground floor level together with high-quality, fully fitted first floor offices.

The main warehouse area offers clear headroom ranging from approximately 7m to 8m and benefits from an electronically operated loading door measuring approximately 3.5m wide by 4m high. A Dexion racking system is installed and can be included within the letting if required. There is also a fitted kitchen area within the warehouse space.

A staircase at the front of the property leads to the first floor, which provides an open plan office suite that has been finished to a high standard. Features include wood laminate flooring, a private office/meeting room, central heating, and a suspended ceiling with recessed lighting.

The accommodation also includes a range of office furniture, allowing for immediate occupation.

<b>FLOOR AREAS</b> (approx. GIA)	<b>Sq Ft</b>
Ground Floor	1,766
First Floor	712
<b>TOTAL</b>	<b>2,478</b>
Car Parking Spaces	4

## TERMS

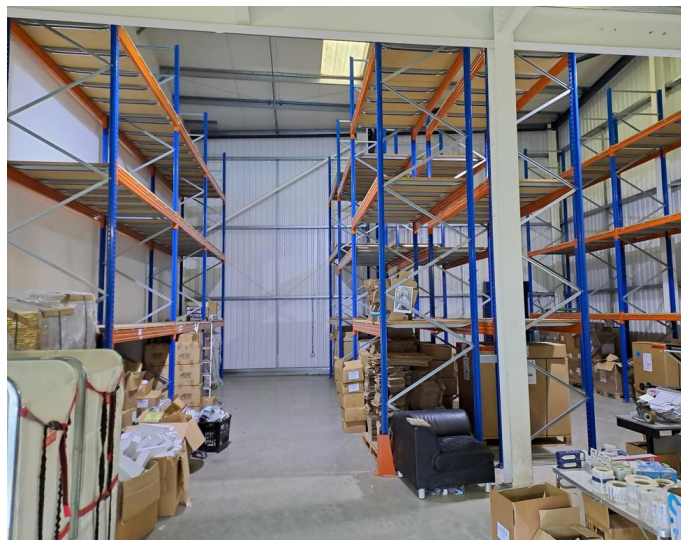
The property is available to let on a new lease on a term to be agreed. Rent £45,000 per annum plus VAT.

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

## BUSINESS RATES

Please see the Valuation Office Agency Website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £26,750.

Rates payable 43.2% for the y/e 31/03/2027.



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](http://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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