



## PROMINENTLY LOCATED SMALL BUSINESS UNITS 600 SQ FT

**Rent: £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 4	600
Unit 5	600
Unit 10	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



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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.