

Davies

01707 274237

Davies & Co
Chartered Surveyors
Amberley
33-35 Wellfield Road
Hatfield
Herts, AL10 0BY

Tel: 01707 274 237
Fax: 01707 269 053

6 Mundells Industrial Centre Welwyn Garden City AL7 1EW

To Let

Attractive Modern Industrial / Warehouse Unit

5,323 Sq Ft (GIA) Approx



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I63-11

Unit 6 Mundells Industrial Centre

Welwyn Garden City AL7 1EW

LOCATION

Welwyn Garden City is 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 skirts the southern edge of the town providing a fast east-west link between the M1 and M11.

DESCRIPTION

The property forms part of a high-quality development of modern industrial warehouse units developed in the early 1980's.

The estate benefits from the following features:

- Prominent location.
- Attractive brick faced elevations
- Excellent load turning and loading areas
- High quality well managed estate

There are two storey offices to the front elevation with a separate full-size loading door at the rear.

The front area on the ground floor comprises the entrance hall, male and female toilets, kitchen and reception office. At first floor level there is a large and a small open plan office.

The production area comprises a single uninterrupted space with an eaves height of approx. 5m (17 ft 6in).

The building is extensively provided with lighting, heating and power distribution.

There are excellent turning and loading facilities within the estate areas.

APPROX. (GROSS INTERNAL) FLOOR AREAS

Ground Floor	4,531 Sq Ft
First Floor	<u>792 Sq Ft</u>
Total	5,323 Sq Ft

LEASE

The property is available to let on a new lease on a term to be agreed.

Rent £59,500 per annum.

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

All terms are subject to VAT where applicable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £36,000.

Rates Payable 49.1% (2019/20).

AVAILABILITY

Immediate on completion of legal formalities.

ENERGY PERFORMANCE CERTIFICATE

Category C (55).

INSPECTION

For further information please contact Davies & Co on 01707 274237.

NOTE

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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