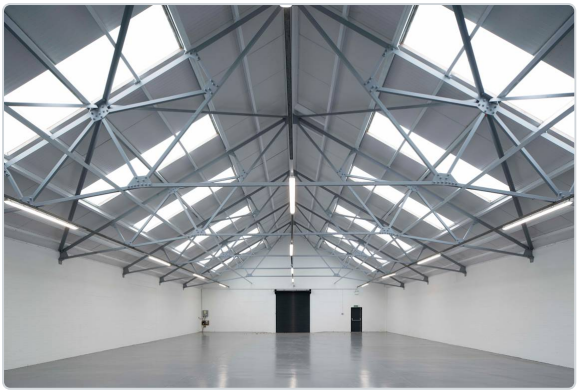
# Tewin Court

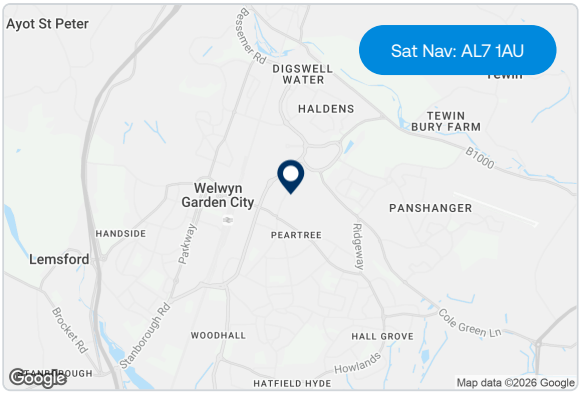
## Welwyn Garden City AL7 1AU

## Warehouse | 2,342 - 9,223 ft²

- Ground level loading to the rear
- Prime industrial location
- Easy access to A1(M)
- Generous allocated car parking








## Description

Tewin Court is an established industrial estate comprising of terraced light industrial / warehouse units situated around a central avenue with forecourt parking and shared rear yard areas. The warehouses are of brick construction with steel trusses and a pitched roof, providing a minimum underside haunch height of 3.2m.

## Location

The Estate has close proximity to the A1(M) positioned between J5 and J6 (Under 10 minutes from both). Situated 25 Miles North of Central London and within 10 miles of J23 of the M25, Welwyn Garden City also benefits from a mainline station offering a direct service in to London Kings Cross in just over 30 mins.

## Further information

**EPC**
Unit 3 - C; Unit 10 - D; Unit 16 - D

**Rent**
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**Terms**
Available on new full repairing and insuring leases.

**Legal costs**
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing


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## Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|---|---|---|---|---|
| Unit 3 | Warehouse | 9,223 | Immediately | 11,145 |
| Unit 10 | Warehouse | 2,342 | Immediately | 3,025 |
| Unit 16 | Warehouse | 4,971 | Immediately | 6,005 |
| Total | | 16,536 | | |

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly


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