Davies
01707 274237

Welwyn Garden City
Industrial
TO LET



HIGH QUALITY MODERN BUSINESS UNIT
1,841 SQ FT

Rent: £31,500 p.a.

8 Mundells Court
Welwyn Garden City
Hertfordshire
AL7 1EN

- Not suitable for motor trade type uses
- 5 parking spaces
- Fully refurbished
- Trade counter potential

Ref I5-11

8 MUNDELLS COURT, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1EN

Location
A small high-quality development of modern single storey business units located in a very prominent position with access directly off the principal distributor road close to Screwfix.

In addition to conventional commercial uses we think it would be suitable for showroom or trade counter users.

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Accommodation
An excellent refurbished mid-terraced warehouse / production unit with well-lit offices at the front behind which there is a single WC and kitchen.

The warehouse is provided with a full-size loading door and an extensive range of services including lighting and three phase power distribution.

The offices have been extended from the original base build at both ground and first floor level. These extensions can either be retained or removed as part of the new lease agreement.

Floor Areas (approx. GIA)	Sq Ft
TOTAL	1,841
Car Parking Spaces	5

Tenure
The property is available to let on a new lease for a term to be agreed. Rent £31,500 per annum.

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

VAT is payable on the rent.

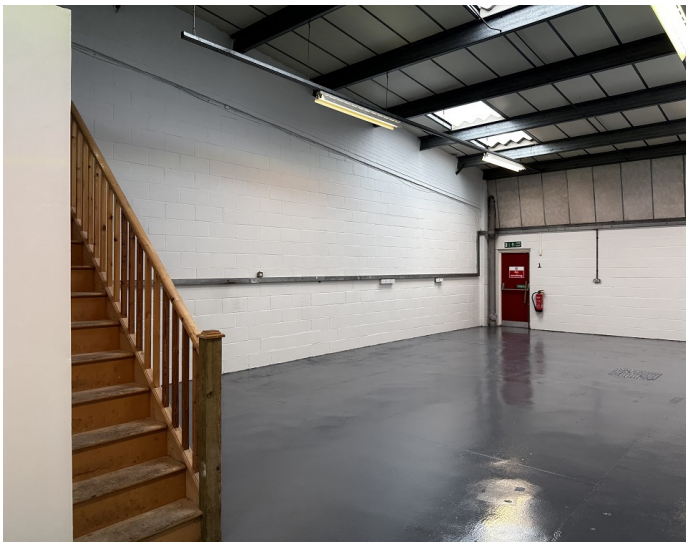
Service Charge
£1,438.19+VAT (y/e 31/12/26). Insurance £521.48+VAT (y/e 30/9/26).

Business Rates
Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £26,750.

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

Legal Costs
Each party is responsible for their own legal costs.

EPC
B(47).





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-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.