Davies
01707 274237

Welwyn Garden City
Industrial
TO LET



MODERN INDUSTRIAL / WAREHOUSE UNIT
4,221 SQ FT

Rent: £69,650 p.a.

9 Mundells Industrial Centre
Welwyn Garden City
Hertfordshire
AL7 1EW

- Prominent estate fronting principle distributor road
- Attractive brick faced elevations
- Excellent turning and loading areas
- High quality well managed estate
- 8 parking spaces

Ref I28-14

9 MUNDELLS INDUSTRIAL CENTRE, WELWYN GARDEN CITY, HERTFORDSHIRE, 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.

ACCOMMODATION
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 fronting principle distributor road
Attractive brick faced elevations
Excellent load turning and loading areas
High quality well managed estate

Unit 9 is located in the centre of the estate. It is of single aspect layout with two storey offices behind the front elevation adjoining a full size loading door.

The office / service area comprises on the ground floor entrance hall, male and female toilets, kitchen area, and reception office. The first floor area is a single open plan office area.

The production area provides uninterrupted space with eaves height of approximately 5 m (16ft 4 inches).

FLOOR AREAS (approx. GIA)	Sq Ft
Ground Floor	3,605
First Floor	616
TOTAL	4,221
Car Parking Spaces	8

TERMS
The property is available to let on a new lease for a term to be agreed. Rent £69,650 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.

SERVICE CHARGE
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.

BUSINESS RATES
Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £64,500.

Rates payable 48% for the y/e 31/03/2027.





Strictly by prior appointment with Davies & Co on 01707 274237.

Daniel Hiller d.hiller@davies.uk.com

Clay Davies c.davies@davies.uk.com

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.