Davies
01707 274237

Welwyn Garden City
Industrial
TO LET



HIGH QUALITY MODERN BUSINESS UNIT
2,258 SQ FT

Rent: £38,750 p.a.

9 Mundells Court
Welwyn Garden City
Hertfordshire
AL7 1EN

- To be refurbished
- 5 parking spaces
- Small ground floor offices
- Not suitable for motor trade type uses

Ref I47-7

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

LOCATION

Welwyn Garden City is an attractive centre 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 which skirts the southern edge of the town provides fast east-west link between the M1 at Hemel Hempstead and M11 at Harlow.

Mundells Court is 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.

ACCOMMODATION

A 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 property is to be refurbished by the landlord following expiry of the current lease.

FLOOR AREAS (approx. GIA)	Sq Ft
TOTAL	2,258
Car Parking Spaces	5

TERMS

The property is available to let on a new lease for a term to be agreed from 1 May 2026. Rent £38,750 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

£1,764.98+VAT (y/e 31/12/26). Insurance £639.96+VAT (Y/e 30/9/26).

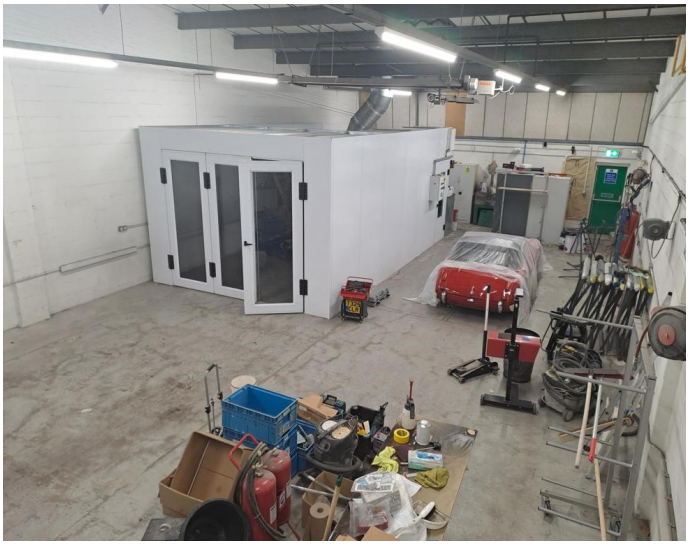
BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £32,250.

Rates payable approx. 43.2% for the y/e 31/3/2027.

EPC

Energy Performance Certificate: C(74).





For further information please contact 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.