Davies Hiller
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# Welwyn Garden City
Industrial
TO LET




## LIGHT INDUSTRIAL / WORKSHOP UNIT
### 3,385 SQ FT (GIA) APPROX.

**Rent: £45,000 p.a.**

11 South Mundells
Welwyn Garden City
Hertfordshire
AL7 1EP

- Well-established and busy industrial estate
- Full size loading door
- Generous forecourt / parking area
- Under refurbishment

Ref I87-10

# 11 SOUTH MUNDELLS, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1EP

## 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 provides a fast east-west link between the M1 and M11.

## ACCOMMODATION
The property forms part of a small development of light industrial workshop units. Although fronting Tewin Road, vehicular access is via the Mundells one-way system, between the junctions with Black Fan Road and Tewin Road.

Unit 11 is a single-storey, mid-terrace unit of steel frame construction with brick elevations.

The accommodation provides workshop/warehouse space together with ancillary offices/stores, a kitchen and ladies' and gents' WCs.

The unit offers excellent working accommodation, benefiting from a full-size loading door opening onto a communal yard and parking area.

The property is currently under refurbishment by the landlord.

| FLOOR AREAS (approx. GIA) | Sq Ft |
|---|---|
| Ground Floor | 3,385 |
| TOTAL | 3,385 |

## TERMS
Available to let on a new lease for an initial term of up to five years. Rent £45,000 per annum.

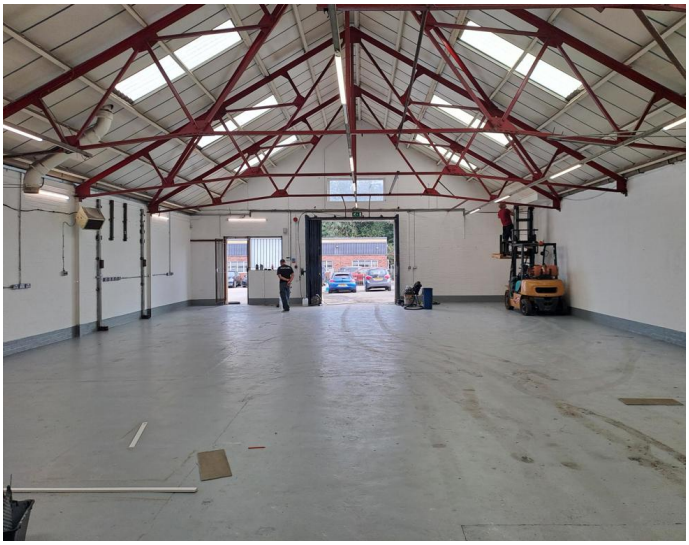
In addition to the rent the tenant will be responsible for the payment of utilities, estate service charges, and reimbursing the proportionate landlords building and third-party liability insurance premium in the usual way.

All terms are subject to VAT.

## BUSINESS RATES
Please see the Valuation Office Agency Website (www.voa.gov.uk). The indicated assessment £44,000.

Rates payable 43.2% for the year ending 31/03/2027.

## EPC
E(114)





For further information / viewing please contact Davies Hiller 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.

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