Davies

01707 274237

Welwyn Garden City

Open Storage / Yard

TO LET

SECURE YARD WITH DETACHED OFFICE BUILDING

4,810 SQ FT

Rent: £42,500 p.a.

30 Burrowfield
Welwyn Garden City
Hertfordshire
AL7 4SR

- Concrete-surfaced yard suitable for a variety of external storage and operational uses
- Excellent access to the A1(M) (Junctions 4 & 6)
- Close to Welwyn Garden City town centre and mainline railway station
- Suitable for trade counter, contractors, plant hire, builders' merchants, vehicle-related uses (subject to planning), storage and distribution
- Industrial location with HGV access

30 BURROWFIELD, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 4SR

LOCATION

Welwyn Garden City is situated approximately 25 miles north of central London immediately to the east of the A1(M) with access via junctions 4 and 6. The M25 (junction 23 - South Mimms) is approximately 8 miles to the south and the A414 dual carriageway skirts the southern edge of the town providing a fast east-west link between the M1 and M11.

Burrowfield is located on the southern edge of Welwyn Garden City with access from Chequers (A1001). This provides highly convenient access to junction 4 of the A1(M) or the A414 dual carriageway.

ACCOMMODATION

The property comprises a secure, gated, concrete-surfaced yard situated within an established commercial location.

Positioned to the rear of the site is a single-storey office building, providing predominantly open-plan accommodation together with a generous kitchen/breakout area and separate male and female WC facilities. The office is fully IT enabled and features air conditioning and CCTV system.

The property is considered suitable for a wide range of occupiers seeking a substantial secure yard, particularly those whose requirements are not suited to a modern, planned industrial estate.

FLOOR AREAS (approx.)	Sq Ft
Office Building	726
TOTAL	4,810

TERMS

Available on a new lease for a term to be agreed.

Rent £42,500 p.a.

Rent and other property outgoings are subject to VAT.

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £29,250.

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

EPC

C(58)

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.

Davies
01707 274237