



LIGHT INDUSTRIAL / WORKSHOP UNIT
3,385 SQ FT

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
- A separate yard area may also be available by separate negotiation.

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 well-presented 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.

A separate yard area may also be available by separate negotiation.

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)

OTHER INFORMATION

Unless otherwise stated all prices, rent or other stated costs are subject to VAT.



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

Davies
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