



PROMINENTLY LOCATED SMALL BUSINESS UNIT
600 SQ FT

Rent: £16,000 p.a.

Unit 10 The Point
Swallowfields
Welwyn Garden City
Hertfordshire
AL7 1WL

- Ideal for light industrial, production or trade counter operations.
- Glass double doors with security shutter
- Heating and lighting provided
- 2 Parking spaces
- Motor trade and food production not permitted

UNIT 10 THE POINT, SWALLOWFIELDS, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1WL

LOCATION

Welwyn Garden City occupies a strategic location in the northern sector of the M25.

It is positioned between junctions 4 and 6 of the A1(M) 7 miles north of the M25 at South Mimms (Junction 23). In addition, the A414 dual carriageway provides a fast east / west link between the M1 at Hemel Hempstead and the M11 at Harlow.

Access to Swallowfields is alongside B&Q from Bridge Road East or via Woodfield Road next to the Fire Station. This is an established commercial area within convenient walking distance of the station and town centre.

ACCOMMODATION

Completed in 2020, The Point comprises 10 individual self-contained units in a size range not normally available in Welwyn Garden City.

Unit 10 benefits from the following:

- * Own entrance and security shutter
- * WC and kitchen
- * Heating and lighting
- * Glass double front doors
- * 2 dedicated parking spaces

Located opposite B&Q the units have excellent visibility making them ideal for a variety of business uses including light industrial, production, or trade counter operations.

FLOOR AREAS (approx. GIA)	Sq Ft
Unit 10	600
TOTAL	600

TERMS

Available to let on a new lease for a minimum term of 3 years. Rent £16,000 per annum + VAT.

SERVICE CHARGE

In addition to rent there is an estate service charge to cover the annual costs of maintaining the common parts of the state and services of approx. £500 per annum.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £12,500.

Rates are payable at 43.2%. However, the respective occupier may be eligible for Small Business Rate Relief, subject to meeting the relevant qualifying criteria.

EPC

C - 75



File Photo



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-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
01707 274237