



GROUND FLOOR BUSINESS SPACE
1,608 SQ FT

Rent: £26,500 p.a.

**Unit 1A Travellers Close
Travellers Lane
Welham Green
Herts AL9 7JL**

- Fully self contained
- Small gated forecourt area
- 2.3m headroom
- Two glazed loading doors
- Flexible leases

LOCATION

The Welham Green commercial area is located between Hatfield and Potters Bar and has excellent access to the A1M (Junction 2) and the M25 at Junction 23 (South Mimms).

Welham Green station is close to the property and provides a fast electrified service to London Kings Cross.

ACCOMMODATION

The available accommodation comprises a highly individual, self-contained ground floor business unit forming part of a larger complex occupied by the owner.

The unit provides predominantly open-plan accommodation, currently configured as offices with ancillary light storage, offering flexibility for a variety of business uses.

As presently arranged, the property benefits from two glazed industrial-style Constantia doors to the front elevation together with side windows, providing excellent levels of natural light.

The specification includes:

- * Single disabled-access WC
- * Kitchenette
- * Partitioned office
- * Gas-fired central heating via radiators

Externally, the property benefits from a self-contained gated forecourt providing parking for 2-3 vehicles. In addition, unrestricted on-street parking is available immediately outside the property.

The unit has a clear internal height of approximately 2.3 metres and would be suitable for a variety of office, showroom, light industrial, servicing or storage uses, subject to any necessary consents.

FLOOR AREAS (approx. GIA)

Sq Ft

TOTAL

1,608

TERMS

Available on a new lease for a term to be agreed from Sept 2026.

Rent £26,500 per annum.

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

Rent and other property outgoings are subject to VAT.

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £23,750.

Rates payable 43.2% for the y/e 31/03/2027.

EPC

C(57)



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.

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