

Lot 8, 1-6 Silver Court, Welwyn Garden City,

Hertfordshire AL7 1LT

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Mark Up Updated
as of 01/07/2026
for illustrative purposes only

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Property Information

Freehold Office Park Investment

- Substantial Office Park providing 3 separate office buildings
- Tenants include Quantum Care Ltd, Sidel UK Ltd, Cardtronics UK Ltd
- On site car parking for approx. 200 vehicles
- Total lettable floor area of 29,756 sq. ft.
- Offices capable of further subdivision
- Site area of 1.27 Ha (3.14 Acres)

Lot

8

Auction

16th July 2026

Rent

£324,057 per Annum Exclusive
Plus 10,363 sq ft vacant

Sector

Office

Status

Available

On Behalf of a Major Fund

Auction Venue

Live Streamed Auction

Location

Miles

20 miles north of Central London, 7 miles north east of St Albans

Roads

A1(M), A414,

Rail

Welwyn Garden City Railway Station

Air

London Luton Airport

Situation

Welwyn Garden City is an affluent commuter town approximately 20 miles north of London. The property is situated in a well established and popular office and industrial location, just east of Welwyn Garden City Centre.

Tenure

Freehold.

Description

The property comprises an office park of 1.27 Ha (3.14 Acres), providing three separate office buildings together with associated parking for approximately 200 cars. The office units are divided into individual suites although may be capable of further subdivision. The property benefits from additional income from the solar panels on the roof.

Units 1-2 have been let on a long lease with the right to park 71 cars.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Unit 3	Ground	Office	352.50	(3,794)	SIDEL (UK) LTD (1)	10 years from 04/07/2014 (Holding over)	£60,000	
Unit 3	First	Office	359.80	(3,873)	VACANT			
Unit 4	Ground	Office	423.50	(4,558)	QUANTUM CARE LTD (2)	20 years from 26/03/2014	£71,600	16/09/2030
Unit 4	First	Office	428.20	(4,609)	QUANTUM CARE LTD (2)	20 years from 26/03/2014 (6)	£72,400	16/09/2030
Unit 5	Ground	Office	218.20	(2,349)	CARDTRONICS UK LTD (3)	6 years from 31/05/2022	£45,000	
Unit 5	First	Office	226.90	(2,442)	VACANT			
Unit 6	Ground	Office	199.70	(2,150)	SANCTUARY HOUSING ASSOCIATION (4)	14 years from 24/07/2012	£41,000	
Unit 6	Ground	Office	179.60	(1,933)	THE JUBILEE HOUSE CARE TRUST (5)	5 years from 23/02/2023	£32,500	
Unit 6	First	Office	376.10	(4,048)	VACANT			
Units 3-6	Roof	Solar Panels			SUGARBIRD SOLARCO (UK) LTD	16 years from 25/07/2025	£1,557.27	
Units 1-2	Ground/First	Office			JEOL (UK) LTD	99 years from 01/01/2010	peppercom	
Total			2,764.50	(29,756)			£324,057.27	

(1) Sidel (UK) Ltd was incorporated in 2001 and is a leading provider of equipment, services and complete solutions for packaging liquids, foods, home and personal care products in PET (www.sidel.com).

(2) Quantum Care Ltd is an organisation that provides care services to older people (www.quantumcare.co.uk).

(3) Cardtronics UK Ltd was incorporated in 1998.

(4) Sanctuary Housing Association is a housing and care provider (www.sanctuary.co.uk).

(5) Jubilee House Care Trust empowers children and adults with learning disabilities and autism across Hertfordshire (www.jubileehouse.com).

(6) The lease provides a Tenant option to determine on 15/09/2030 upon serving 6 months written notice.

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Block 3, Ground Floor - Unit 1

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Block 5, Ground Floor - Unit 1

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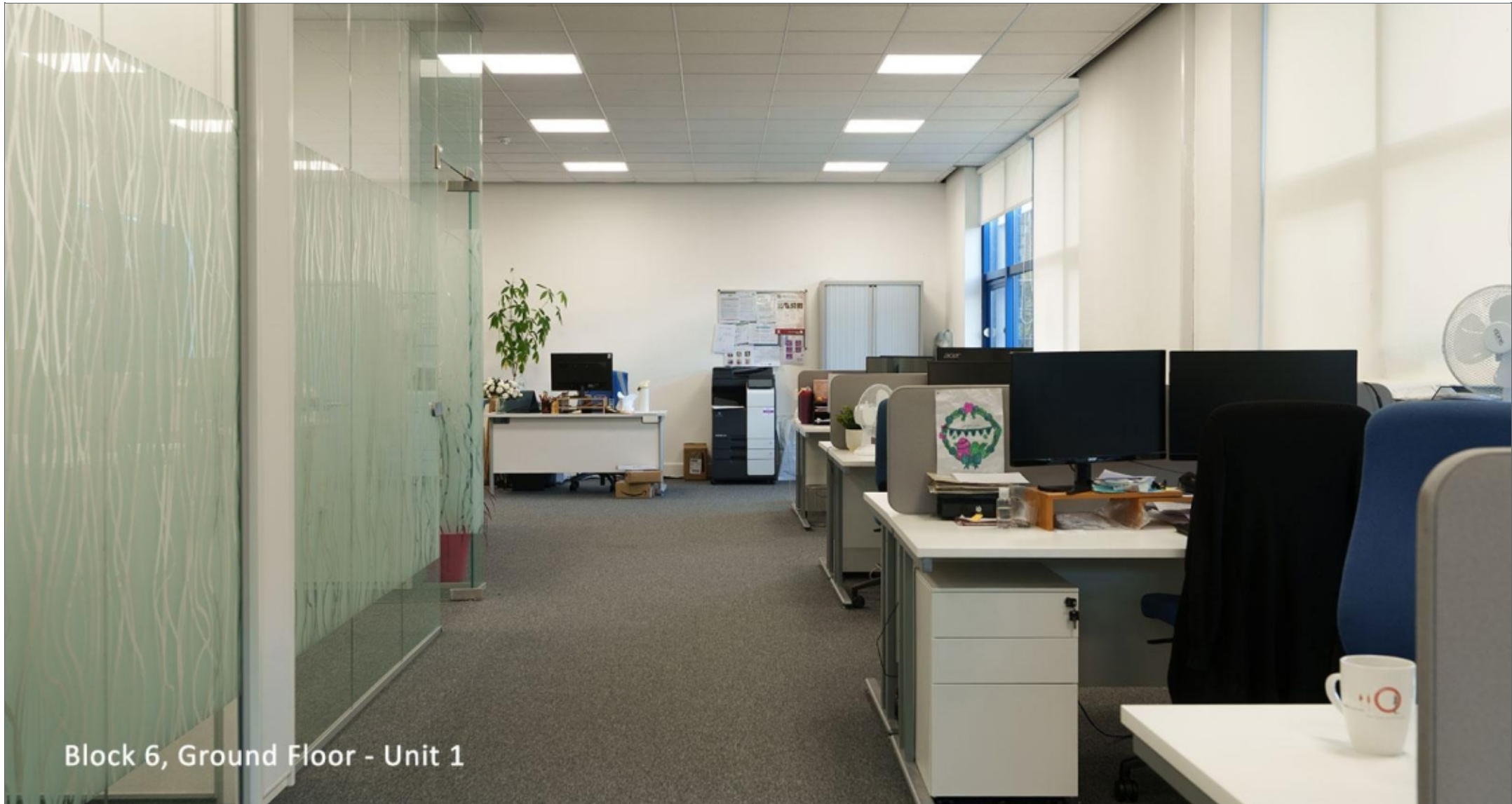
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Block 6, Ground Floor - Unit 1

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Block 6, First Floor - Unit 1

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Contacts

Acuitus

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

Burness Paull LLP
2 Atlantic Square, 31 York Street
Glasgow
G2 8AS

Callum Donald
0141 273 6844
callum.donald@burnesspaull.com

Kirsty Morley
0141 273 6844
kirsty.morley@burnesspaull.com

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2024