



**HIGHLY PROMINENT MULTI-LET INDUSTRIAL / TRADE
COUNTER INVESTMENT
8,630 SQ FT**

Price: £2,500,000

The Point
Swallowfields
Welwyn Garden City
Hertfordshire
AL7 1JD

- 10 Self-contained units on a 0.45 acre site
- Prominent location in an established industrial area
- Fully let producing a rent income of £167,000 per annum
- Initial Net Yield of 6.3%
- Capital Value of £290 psf.
- All tenancies outside the 1954 Act

THE POINT, SWALLOWFIELDS, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1JD

LOCATION

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

It is positioned between junctions 4 and 6 of the A1(M), approximately 7 miles north of the M25 at South Mimms (Junction 23). Additionally, 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 via Bridge Road East alongside B&Q or via Woodfield Road next to the Fire Station. The area is an established commercial district within convenient walking distance of the station and town centre.

ACCOMMODATION

The Point - Modern Warehouse Estate

Completed in 2020 and set on a 0.45-acre site, The Point comprises a terrace of 10 self-contained warehouse units, ranging from 810 sq ft to 1,105 sq ft, totalling 8,630 sq ft on a broadly rectangular site.

The units are of steel frame construction with elevations of brick and profiled steel cladding. In addition, there is a small enclosed yard to the side of Unit 10, which is separately let.

Each unit features a glazed front door with a security roller shutter door (except Unit 2) and is served with heating, lighting, kitchen, and WC facilities.

The estate is currently let to 11 tenants, producing a current income of £167,000 per annum, with an ERV of £178,000. A tenancy schedule will be provided upon request.

Key Details:

- * Leases are drafted on effectively full repairing and insuring terms.
- * A service charge is in operation, currently equivalent to approximately £500 per unit.
- * Each unit has its own dedicated power and fibre optic internet connection.
- * 23 dedicated parking spaces.

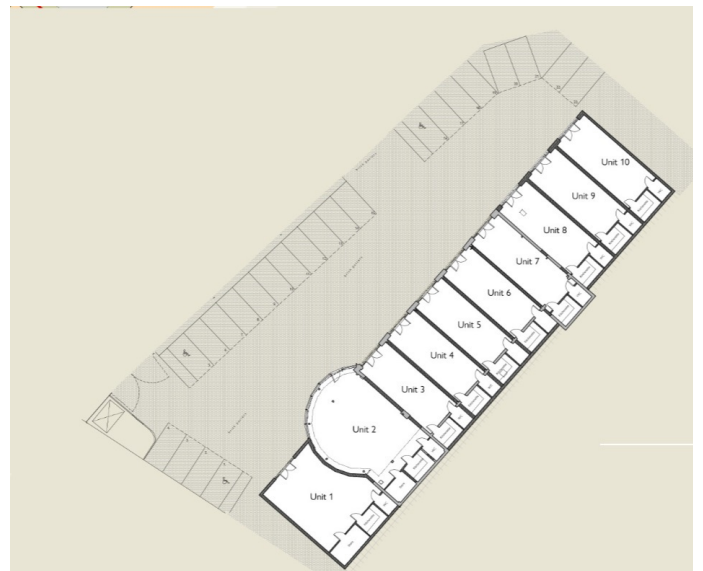
EPC

Each unit has a separate EPC. Details can be found in the data room.

OTHER INFORMATION

A link to the dataroom will be provided upon request.

Planning was granted for the scheme in November 2020. This was for change of use from car showroom to allow for a flexible Class B1, B2, B8 and the conversion and extension of the existing building.



For further information please contact Davies & Co on 01707 274237

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FLOOR AREAS (approx.)

Sq Ft

TOTAL

8,630

TERMS

Guide price £2,500,000 representing a net initial yield of 6.3% (assuming purchaser's costs of 6%). Freehold.

SERVICE CHARGE

Each tenant is liable for a small service charge. There are no wider estate service charges.

BUSINESS RATES

Please refer to the Local Authority for information on rates.

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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