



**MODERN WAREHOUSE WITH NEW FULLY FITTED FIRST FLOOR OFFICES**  
**3,397 SQ FT**

**Rent: £49,950 p.a.**

**1A Chancery Gate Business  
Centre  
Welwyn Garden City  
Hertfordshire  
AL7 1AU**

- Modern Property
- Refurbished First Floor Offices
- 5.5m Internal Clear Height
- 4 Allocated Parking Spaces
- Flexible Leases Possible

# 1A CHANCERY GATE BUSINESS CENTRE, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1AU

## LOCATION

The attractively landscaped Welwyn Garden City is an affluent centre located between junctions 4 and 6 of the A1M approximately 25 miles north of Central London. The M25 is 8 miles to the south at South Mimms (Junction 23).

There is a fast train service to London Kings Cross with underground links at Finsbury Park.

Chancerygate Business Centre is situated on Tewin Court accessed off Tewin Road in the centre of the principle commercial area between Mundells and Bridge Road East.

## ACCOMMODATION

An end-of-terrace single storey unit of steel portal frame construction with attractive elevations of insulated profiled steel cladding built in 2008.

The warehouse / production area provides uninterrupted column free space with a minimum internal height of 5.50m and a full-size sectional loading door at the front.

Good quality open plan offices are provided at first floor level including heating, a suspended ceiling with recessed LED lighting, a new tiled floor and capped off services for a kitchen.

Toilet facilities are provided on the ground floor.

Amenities include;

- \*Refurbished first floor offices.
- \*5.50m clear height to underside of haunch rising to 6.7m
- \*30KN per sq floor loading
- \*3 phase electricity
- \*Electrically operated loading door
- \*4 parking spaces.
- \*Security shutters

## EPC

C (62)

## KVA CAPACITY

The property benefits from three phase power supply.

## OTHER INFORMATION

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.



## FLOOR AREAS (approx. GIA)

Sq Ft

Ground Floor	2,650
First Floor Offices	747
<b>TOTAL</b>	<b>3,397</b>
Car Parking Spaces	4

## TERMS

The property is available on a new flexible lease for a term to be agreed.

## SERVICE CHARGE

There is a small estate service charge for the upkeep of the external common parts.

## BUSINESS RATES

Please see the Valuation Office Agency Website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £43,750

Rates payable 49.9 %

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](http://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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