



GOOD QUALITY OFFICE / STUDIO ACCOMMODATION
1,108 SQ FT

Rent: £29,500 per annum
inclusive

5 Mundells Industrial Estate
Welwyn Garden City
Hertfordshire
AL7 1EW

- Ground and First Floor
- Fully self contained
- 8 parking spaces
- Flexible all-inclusive lease
- 24 hour access

5 MUNDELLS INDUSTRIAL ESTATE, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1EW

LOCATION

Welwyn Garden City is situated approximately 25 miles north of central London immediately to the east of the A1(M) with convenient access via junctions 4 and 6. The M25 (junction 23 - South Mimms) is approximately 8 miles to the south and the A414 trunk road skirts the southern edge of the town providing a fast east-west link between the M1 and M11.

ACCOMMODATION

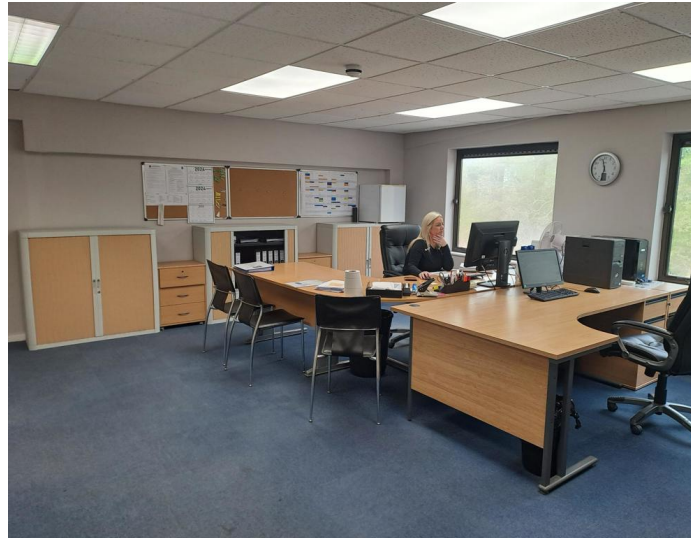
The available accommodation comprises a self-contained, two-storey office unit positioned at the front of a warehouse building within a modern, high-specification development.

The offices will be fully separated from the rear warehouse, which is occupied by another tenant within the same estate.

The demise provides well-presented office accommodation arranged as a large open-plan area at ground floor level, with two further rooms at first floor level.

The property benefits from its own kitchen and WC facilities and is finished to a good modern standard throughout.

A particular feature is the generous car parking provision of 8 spaces.



FLOOR AREAS (approx. NIA)

Sq Ft

Ground Floor	Office	375
Ground Floor	Kitchen	33
First Floor	Office	375
First Floor	Office	325
TOTAL		1,108
Car Parking Spaces		8

TERMS

The accommodation is available to let on a flexible, all-inclusive basis incorporating rent, service charge, utilities, and business rates, subject to a minimum lease term of 12 months.

The quoting rent is £29,500 per annum exclusive of VAT.

BUSINESS RATES

Included in rent cost.

EPC

C(59)

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