



HIGH SPECIFICATION BUSINESS PREMISES 2,364 SQ FT

Rent: £39,950 p.a.

Unit 5
The Polaris Centre
41 Brownfields
Welwyn Garden City
Hertfordshire
AL7 1AN

- Secure gated estate with remote access
- High-quality, fitted office content ready for immediate occupation
- Flexible warehouse / workshop accommodation
- Modern, low-maintenance construction
- Suitable for a wide range of business uses

UNIT 5, THE POLARIS CENTRE, 41 BROWNFIELDS, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1AN

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 provides a fast east-west link between the M1 and M11.

The property is located at the cul-de-sac end of Brownfields which is accessed from Black Fan Road close to Mundells towards the northern end of the main commercial area.

It forms part of a small development built in 2008.

ACCOMMODATION

A modern, high-quality self-contained business unit situated on a small, secure estate with remote-controlled gated access. The property offers a combination of fully fitted, air-conditioned office accommodation alongside versatile warehouse / workshop / servicing space, making it ideal for a wide range of occupiers.

Constructed around a steel portal frame, with silver PVC-coated steel cladding to both elevations and roof, providing a smart external appearance with low ongoing maintenance requirements.

Ground Floor:

The ground floor provides flexible warehouse / production space, complemented by a well-presented reception area:

- * Impressive entrance and staircase area
- * Male and female WCs and shower facilities
- * Full-height loading door
- * Separate pedestrian entrance with security shutter
- * Excellent floor loading capacity (approx. 750 lbs per sq ft)

First Floor Offices:

The first floor has been fitted to a high standard to provide bright, modern office accommodation:

- * Open-plan, air-conditioned offices with good natural light
- * Three glazed meeting rooms
- * Suspended ceilings with recessed LED lighting
- * Fitted kitchen

There are 3 allocated parking spaces, with additional parking available via double parking in front of the loading door.

| FLOOR AREAS (approx. GIA) | Sq Ft |
|---------------------------|--------------|
| Ground Floor | 1,355 |
| First Floor | 1,009 |
| TOTAL | 2,364 |

TERMS

The property is available to let on a new lease for a term to be agreed. Rent £39,950 per annum plus VAT.

SERVICE CHARGE

£1,591.25 per annum

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £20,250.

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

EPC

C(51)



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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