



### Key features

- Modern Unit
- 5.5m eaves height
- 6 allocated parking spaces
- Electric loading door
- Air conditioned first floor offices
- Additional mezzanine storage deck
- Established industrial location with good access to A1(M)

### Description

The property comprises a modern, mid-terrace warehouse unit of steel portal frame construction, with fully fitted air-conditioned offices at the first floor.

The property benefits from apron loading, an electric loading door and dedicated parking to the front of the unit.

In addition there is a sizeable mezzanine floor offering useful additional storage. This can remain in situ or be removed by a future occupier.

### Accommodation

Warehouse	3,511 Sq. ft	326.0 Sq. m
First Floor Office	1,051 Sq. ft	98.0 Sq. m
<b>Total</b>	<b>4,562 Sq. ft</b>	<b>424.0 Sq. m</b>
Additional Mezzanine Storage	1,114 Sq. ft	103.47 Sq. m

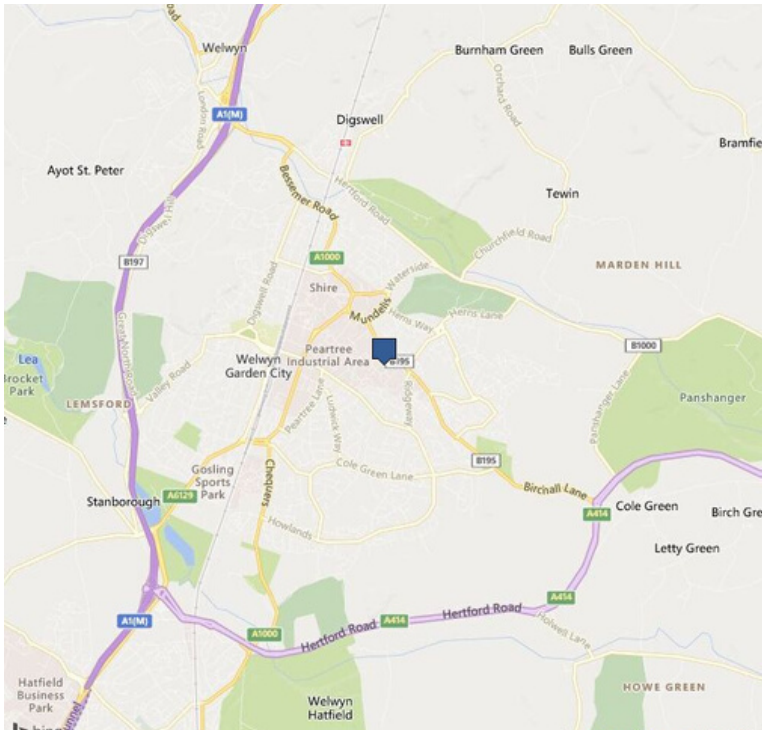
This floor area is approximate and has been calculated on a gross internal basis.

### For viewings contact:

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## Location

Welwyn Garden City lies some 24 miles north of Central London, adjoining the A1(M), just 6 miles north of the M25 (J23). The A414 dual carriageway serves the town, providing a swift east/west link between the M1 at Hemel Hempstead and Harlow / M11.

Mallow Park is a modern industrial estate comprising 7 high quality warehouse units, located just 2.5 miles from Junction 6 of the A1(M). The estate is located off Black Fan Road (B195) within Welwyn Garden City's major employment area.

The estate is approximately 1 mile east of Welwyn Garden City town centre which houses a range of shops and restaurants as well as a train station which has a regular service to London King's Cross - fastest journey time approx. 32 minutes.

## Tenure

The unit is offered for sale freehold with vacant possession.

## Price

£775,000 plus VAT (if applicable).

## Rates

Rateable Value: £31,500

Rates Payable: approx £15,466 per annum (2019/20)

For further information on rates payable please contact Welwyn Borough Council - 01707 357000.

## EPC Rating

The property has an EPC rating of D-83.

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