

# 5 Brownfields Court Welwyn Garden City AL7 1AJ

## To Let

Modern Two Storey Business Unit

**2,474 Sq Ft (GIA) Approx.**

Includes 1,245 Sq Ft Mezzanine Store and Offices

Not suitable for motor trade uses



D8211.2  
12-8

# Unit 5 Brownfields Court, Brownfields Welwyn Garden City AL7 1AJ

## WELWYN GARDEN CITY

Welwyn Garden City is situated approximately 25 miles north of central London between junctions 4 and 6 of the A1(M).

The M25 (junction 23 – South Mimms) is approximately 8 miles to the south and the A414 dual carriageway which skirts the southern edge of the town provides a fast east-west link between the M1 at Hemel Hempstead and M11 at Harlow.

Welwyn Garden City is an attractive town with extensive planned landscaping and high-quality town centre including a major John Lewis department store.

There is a diverse commercial base and major headquarter include Tesco, Roche and Paypoint.

The property faces a large private car park at the rear of 1 – 21 Brownfields. Brownfields is accessed from Black Fan Road close to Mundells towards the northern end of the commercial area.

## DESCRIPTION

An attractive two-storey business unit in a development of three.

It is constructed of a steel frame with attractive brick and clad elevations incorporating two-storey windows and a loading facility.

There are well lit open plan first floor offices at the front.

There is a mezzanine area behind the offices which provides useful ancillary office / storage space.

The ground floor apart from the entrance, kitchen, WC and staircase provides a single flexible open space for storage / light industrial or service use.

The unit fronts onto a private parking area shared with the adjoining units suitable for car and light commercial vehicle parking.

3 parking spaces are allocated.

## APPROX. (GROSS INTERNAL) FLOOR AREAS

Ground Floor	1,229 Sq Ft
First Floor Offices	526 Sq Ft
Mezzanine Storage	<u>719 Sq Ft</u>
<b>Total</b>	<b>2,474 Sq Ft</b>

## TERMS

Available for let on a new lease for a term to be agreed.

Rent £27,500 per annum per Unit plus VAT.

There is an estate service charge to cover the annual costs of maintaining the common parts of the estate.

## RATEABLE VALUE

Please see the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk). Indicated assessment £14,000. Rates payable 49.9% for the y/e 31/3/2022 although a discount will apply to single property occupiers.

## AVAILABILITY

Immediate on completion of legal formalities.

## INSPECTION

For further information please email Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or telephone 01707 274237.

## NOTES

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

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).

Energy Performance Certificate – Category C (74)

D8112.2  
I2-6