



**WORKSHOP / WAREHOUSE WITH LARGE GATED YARD
7,047 SQ FT**

Price: £1,495,000

13 Southfields
Welwyn Garden City
Hertfordshire
AL7 4ST

- Detached building
- Extensive power distribution
- Large loading door (5.8m wide by 5.2m high).
- Short distance to A1(M) J4
- No VAT payable

13 SOUTHFIELDS, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 4ST

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 in the Burrowfield Industrial area which is on the southwest corner of Welwyn Garden City closest to Hatfield. Access is via the A1000 (Chequers) on the southern edge of Welwyn Garden City conveniently close to the A414 and A1(M)(J4). Traffic entering Welwyn Garden City from Junction 4 is signposted past the entrance to the estate.

Southfields is a short cul-de-sac accessed by turning left immediately upon entering Burrowfields.

Accommodation

A brick built detached workshop / warehouse with large secure external yard areas.

The building is constructed of concrete frame with a deceptive internal headroom rising from approx. 3.6m at the outside to the 7.3m at the centre.

There is a large sectional loading door on the centre of the front elevation measuring approx. 5.8m wide by 5.2m high.

Internally the unit provides a single uninterrupted space with office, toilets and staff accommodation to one side. These comprise a reception office, kitchen, general office and staff area all lit by windows on the front and side elevations.

An outstanding feature to the property is the gated yard area at the front with further external storage areas at the side and rear.

| Floor Areas (approx. GIA) | Sq Ft |
|---------------------------|--------------|
| Workshop | 7,047 |
| TOTAL | 7,047 |

Tenure

Unusually the property is available for sale freehold.

Price £1,495,000. No VAT payable.

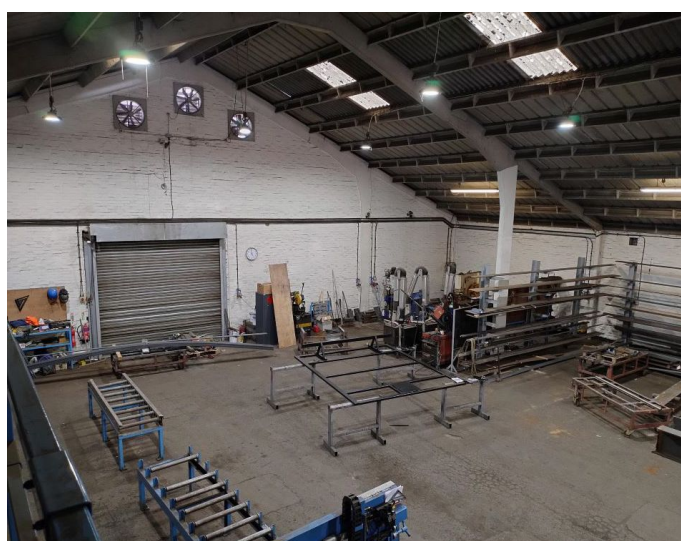
Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated Rateable Value £64,000.

Rates payable 55.5% (y/e 31/03/2026)

EPC

Category E109



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.