



**PROMINENTLY LOCATED SMALL BUSINESS UNIT
885 SQ FT**

Rent: £16,000 p.a.

**6 Brownfields
Welwyn Garden City
Hertfordshire
AL7 1AN**

- Newly redecorated
- Double door entrance
- Small rear yard
- No business rates payable for single property occupiers
- No VAT Payable
- Not suitable for motor use or food production

6 BROWNFIELDS, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1AN

Location

Welwyn Garden City is an attractive town conveniently situated between Junctions 4 and 6 of the A1(M) 8 miles to the north of the M25 (junction 25 South Mimms).

The mainline railway station provides a fast and frequent service to London Kings Cross and Moorgate with underground links at Finsbury Park.

Brownfields is a turning directly off Black Fan Road (B195) within Welwyn Garden City's principle commercial district.

Accommodation

Situated close to the entrance to the estate, No 6 Brownfields comprises a single storey business Unit with a small private yard area to the rear.

Double doors at the front lead to the warehouse area which is open plan with a single WC and kitchen at the front. The property is served with 3 phase power.

There are windows to the front and rear which provide good natural light.

There are 3 parking spaces at the front together with access to a communal parking area and cycle rack within approx. 50 metres.

Motor trade or food production type uses will not be permitted.

Floor Areas (approx. GIA)	Sq Ft
Ground Floor	885
TOTAL	885
Car Parking Spaces	3

Tenure

The property is available to let by way of a new lease for a minimum term of 3 years at a rent of £16,000 per annum. No VAT payable.

Service Charge

There is a small estate service charge.

Business Rates

Please refer to the Local Authority for information on rates

Legal Costs

Each party is responsible for their own legal costs.

EPC

Energy Performance Certificate - D (81)



Strictly by prior appointment with 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.