

**PRELIMINARY DETAILS
NEW TO MARKET – TO BE REFURBISHED
TO LET
26,948 sq ft (2,504 sq m)**



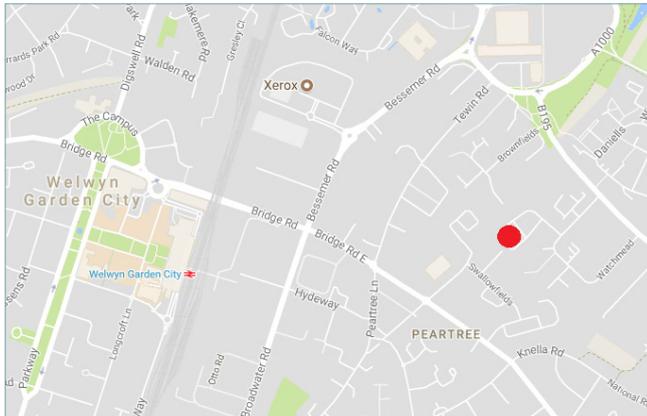
**Unit H City Park
Swiftfields
Welwyn Garden City
AL7 1LY**

- **Modern detached warehouse unit**
- **5.7m clear internal height**
- **First floor offices**
- **WC's and kitchen facilities**
- **Loading to two elevations**
- **Generous yard and parking provisions**

CITY PARK WELWYN GARDEN CITY



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Location

The property is located within City Park Industrial Estate which occupies a prominent location at the heart of Welwyn Garden City's commercial area, approximately 1.5 miles to the east of the town centre.

The Estate is situated off Black Fan Road (B195) which provides access to the A1 (M) junctions 4 and 6 via Bessemer Road (A1000) with excellent access to the national motorway network.

Frequent rail services run from Welwyn to London King's Cross with an approximate travel time of 29 minutes.

Description

The property comprises a modern detached warehouse of steel portal frame construction with first floor offices. The warehouse has 5.7m clear internal height and five level access loading doors across two elevations. The first floor offices have suspended ceiling and are carpeted throughout. There are generous yard and parking provisions. The unit is to be fully refurbished.

Accommodation

	sq ft	sq m
Warehouse	21,620	2,008.50
First floor offices	5,328	495.00
TOTAL GIA (APPROX)	26,948	2,503.50

Terms

New full repairing and insuring lease for terms to be agreed. Please contact the joint sole agents for further details.

VAT

The premises have been elected for VAT.

Rates

We have made verbal enquiries with Welwyn Hatfield Borough Council and understand the property has a Rateable Value of £141,000 leading to rates payable in the 2017/18 financial year of £67,539.

We would recommend interested parties to make their own enquiries to confirm this.

Legal costs

Each party is to be responsible for their own costs in this transaction.

EPC

Available upon request.

Viewing is strictly by appointment through joint sole agents:

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