

NEW MANUFACTURING /
DISTRIBUTION UNIT
ON A SECURE, SELF
CONTAINED SITE

UNIT 1
40,016 SQ FT

UNIT 3 LET!

WELWYN GARDEN
CITY, AL7 1BD

READY FOR
IMMEDIATE
OCCUPATION

ENTER

WELCOME TO INTER

INTER WELWYN

AVAILABLE TO LET

AVAILABLE NOW

READY TO OCCUPY

40,016 SQ FT

UNIT 1 SIZE

HIGH SPECIFICATION

SUSTAINABLE ACCOMMODATION

INTER is a brand-new industrial hub designed for logistics, distribution, and manufacturing. One unit has already been let, with two high-specification units remaining on a leasehold basis. The available units — 13,484 sq ft and 40,016 sq ft — are ready for immediate occupation. Built to the latest standards, INTER offers sustainable units with access to up to 500kVA power.

Located just 2.5 miles from Junctions 4 and 6 of the A1(M) and only 26 miles from Central London, INTER sits at the heart of Welwyn Garden City's established industrial and logistics cluster, providing access to a wealth of local skills, talent, and expertise

LOGISTICS & MANUFACTURING

UNIT 1 SPECIFICATION

UNIT 1 SIZE

40,016 SQ FT

MANUFACTURING & DISTRIBUTION

USES

50M

YARD DEPTH

12M

CLEAR INTERNAL HEIGHT

500KVA

ALLOCATED POWER LOAD

OFFICE ACCOMMODATION

ON FIRST FLOOR

50 KN/M²

WAREHOUSE FLOOR
LOADING CAPACITY

40

CAR PARKING SPACES

3

LEVEL ENTRY LOADING DOORS

INTER WELWYN



SUSTAINABILITY

We are dedicated to helping make a real difference to our places, people, partners, and the planet by making our schemes as sustainable as possible. This is no different here at INTER where we are committed to delivering a place in which occupiers and the local community can prosper long into the future.

FUTURE THINKING



10% EV
charging points



BREEAM
Excellent



EPC
Rating A



Solar PV
Panels



10% Roof Lights to
increase natural light



Sustainable access by
foot, bike, and bus

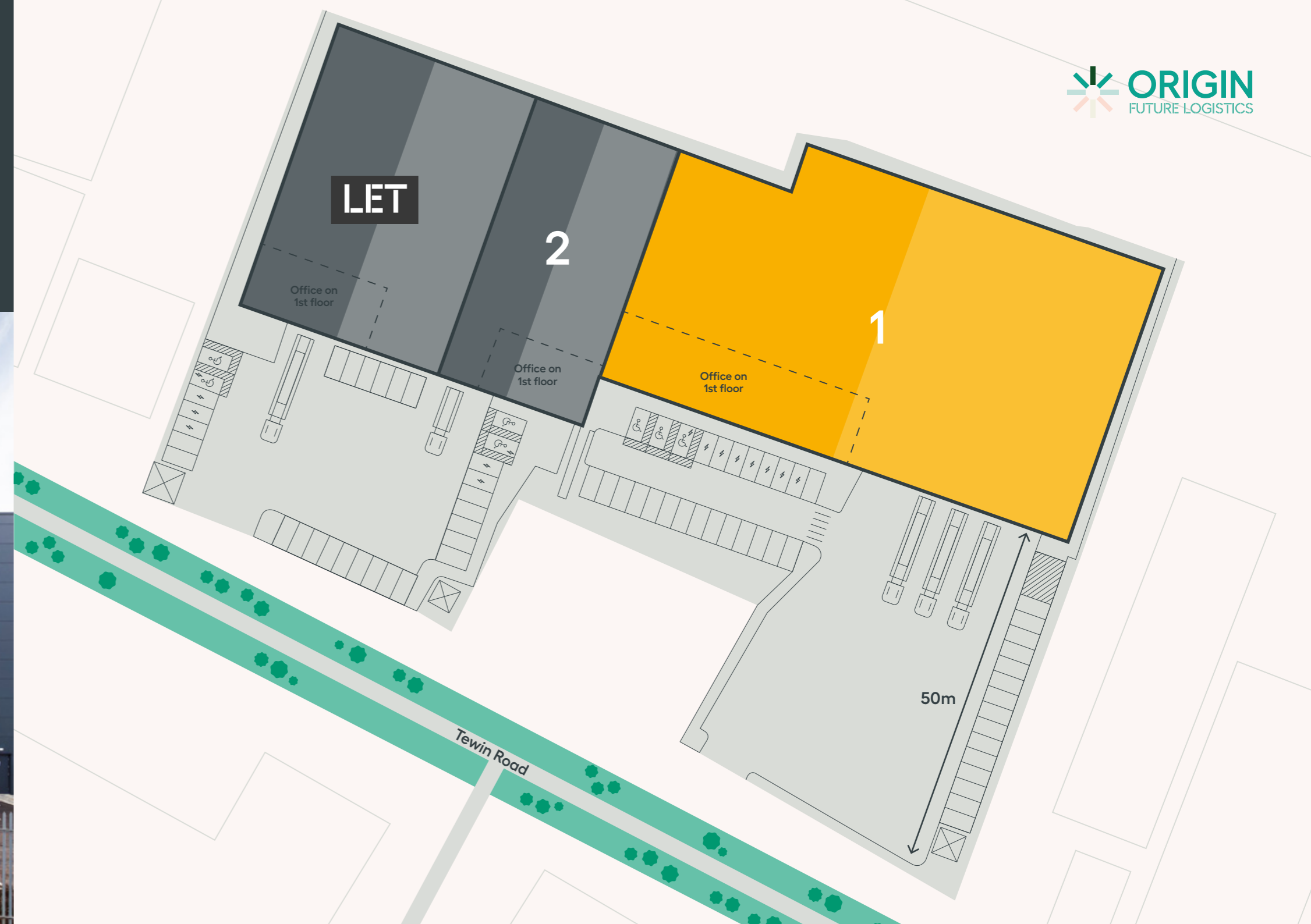
ACCOMMODATION

UNIT 1

Total size	40,016 sq ft
Ground Floor	35,419 sq ft
First Floor	4,597 sq ft
Internal Height	12 metres
Parking Spaces	40
Yard Depth	50 metres
Indicative Storage Volume	9,857m ³ (racking plan on request)



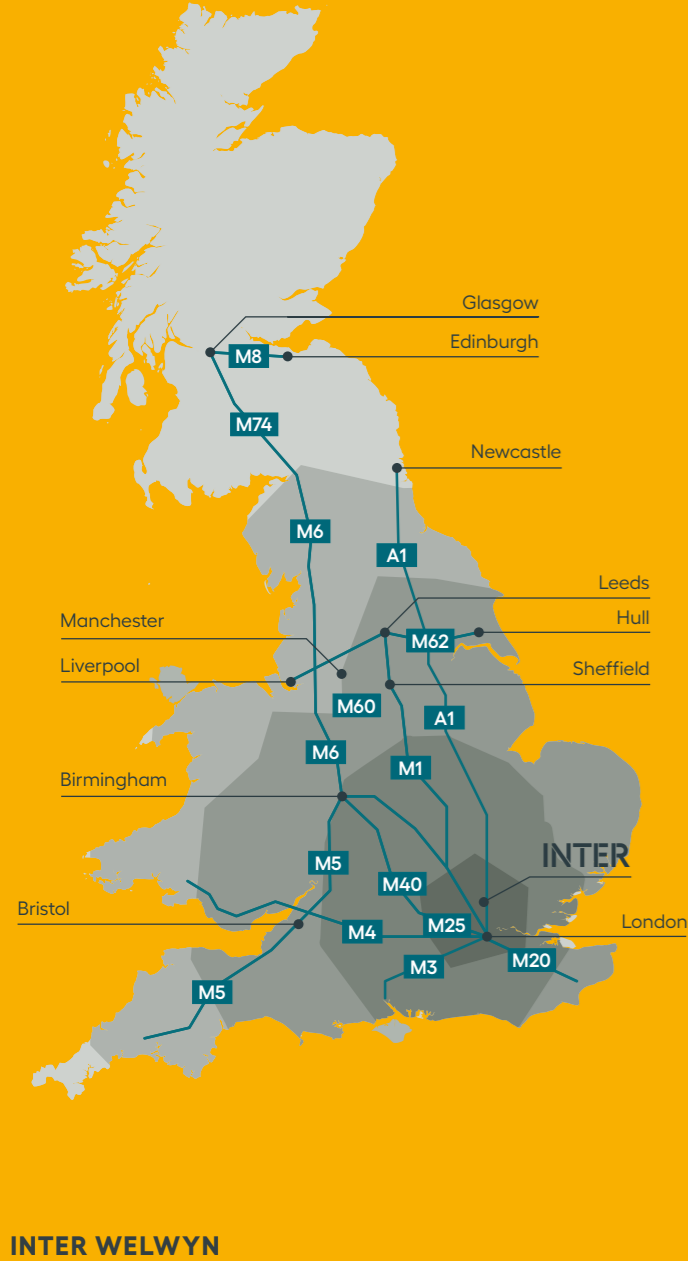
INTER WELWYN



LOCATION

DESTINATION MILES

J4 of A1M	2.5 miles	Stansted Airport	27 miles
J23 of the M25	9.5 miles	Milton Keynes	37 miles
Luton Airport	14 miles	Port of Felixstowe	85 miles
Central London	26 miles	Birmingham	100 miles



- 1 Topps Tiles

- 2 B&Q

- 3 Halfords Autocentre

- 4 Kane

- 5 Wickes

- 6 Travis Perkins

- 7 Aldi

- 8 Howdens

- 9 Dulux

- 10 Grace

- 11 Ocado

- 12 Plumbase/HSS Hire

CONNECTIVITY

CONNECTIVITY

Convenient access to A1M via J4, J5 & J6

J23 of the M25 less than 10 miles

Within an established industrial and logistics location

Access to extensive local labour force

Proximity to local schools and housing

0.5 miles to Welwyn Garden City Centre

Postcode:
AL7 1BD

What3words:
ENGINE.WASH.WHEELS

INTER WELWYN

DESTINATION

J4 of A1M

J23 of the M25

Luton Airport

Central London

Stansted Airport

Milton Keynes

Port of Felixstowe

Birmingham

DRIVE TIMES

7 mins

14 mins

25 mins

45 mins

35 mins

50 mins

100 mins

110 mins



ABOUT US

ORIGIN

Origin is a leading platform focused on creating innovative, sustainable spaces that set new standards in the industrial and logistics sector. Formed by HBD, part of Henry Boot and Feldberg Capital, two like-minded operators with an ambitious vision for the sector. The partnership combines HBD's status as one of the UK's most active and respected property developers, and Feldberg Capital's expertise as a purpose-driven real estate investment manager founded by industry leaders.

WHERE THE FUTURE STARTS.

BUTTERFIELD BUSINESS PARK

Luton



WORKSTOWN

Enfield



MOMENTUM

London



AIRPORT BUSINESS PARK

Southend



FIND OUT MORE

INTERWELWYN.CO.UK

TERMS

Available on a leasehold basis direct from the Landlord

ENQUIRIES AND FURTHER INFORMATION



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DEVELOPED BY:



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