



14 Tewin Court, Welwyn Garden City AL7 1AU

TO LET

Industrial unit with parking and rear
yard loading

**2,348 Sq Ft
(218 Sq M)**

14 Tewin Court, Welwyn Garden City AL7 1AU

DESCRIPTION

Unit 14 is a mid terrace light industrial unit, the warehouse is of brick construction with steel trusses and a pitched roof, providing a minimum underside haunch height of 3.2m.

- ✓ Concrete floor
- ✓ Transparent roof lights
- ✓ Allocated parking
- ✓ Ground level loading to rear of the unit
- ✓ Easy access to A1(M)
- ✓ Unit 14 - 2,348 sq. ft. £30,200 pa exclusive



LOCATION

The units are located on Tewin Court off Tewin Road in Welwyn Garden City with the A1 (M) approximately 2 miles to the south west. Tewin Court is located within the main industrial area of Welwyn Garden City.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	2,348	218

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

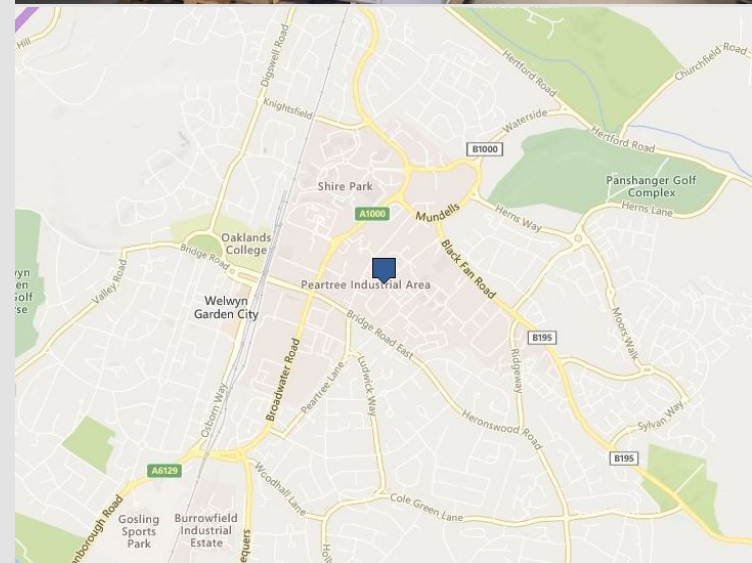
Unit 14 - £14,250.00 Rateable Value
Please check with the VOA for further information,
www.voa.gov.uk

TERMS

The available units are to let on new full repairing and insuring leases on terms to be agreed.

EPC

Unit 14 - currently being assessed



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. 06-May-2021

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Emma Kibble
07395 885801
EKibble@lsh.co.uk

Joe Skinner
0773 997 3929
jskinner@lsh.co.uk