



WELWYN GARDEN
CITY, AL7 1BD

AVAILABLE NOW
READY TO OCCUPY

ENTER



WELCOME TO INTER

INTER WELWYN

AVAILABLE TO LET

AVAILABLE NOW

READY TO OCCUPY

13,484 & 40,016 SQ FT

2 UNITS REMAINING

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

SPECIFICATION

UNITS FROM

13,484 – 40,016 SQ FT

B2 AND B8

USES

33 – 50M

YARD DEPTHS

10 - 12M

CLEAR INTERNAL HEIGHT

180 – 500KVA

ALLOCATED POWER LOAD

**OFFICE
ACCOMMODATION**

FULLY FITTED FIRST FLOOR

50 KN/M²

WAREHOUSE FLOOR

LOADING CAPACITY

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



Target BREEAM
Excellent



Target EPC
Rating A



Solar PV
Panels



10% Roof Lights to
increase natural light

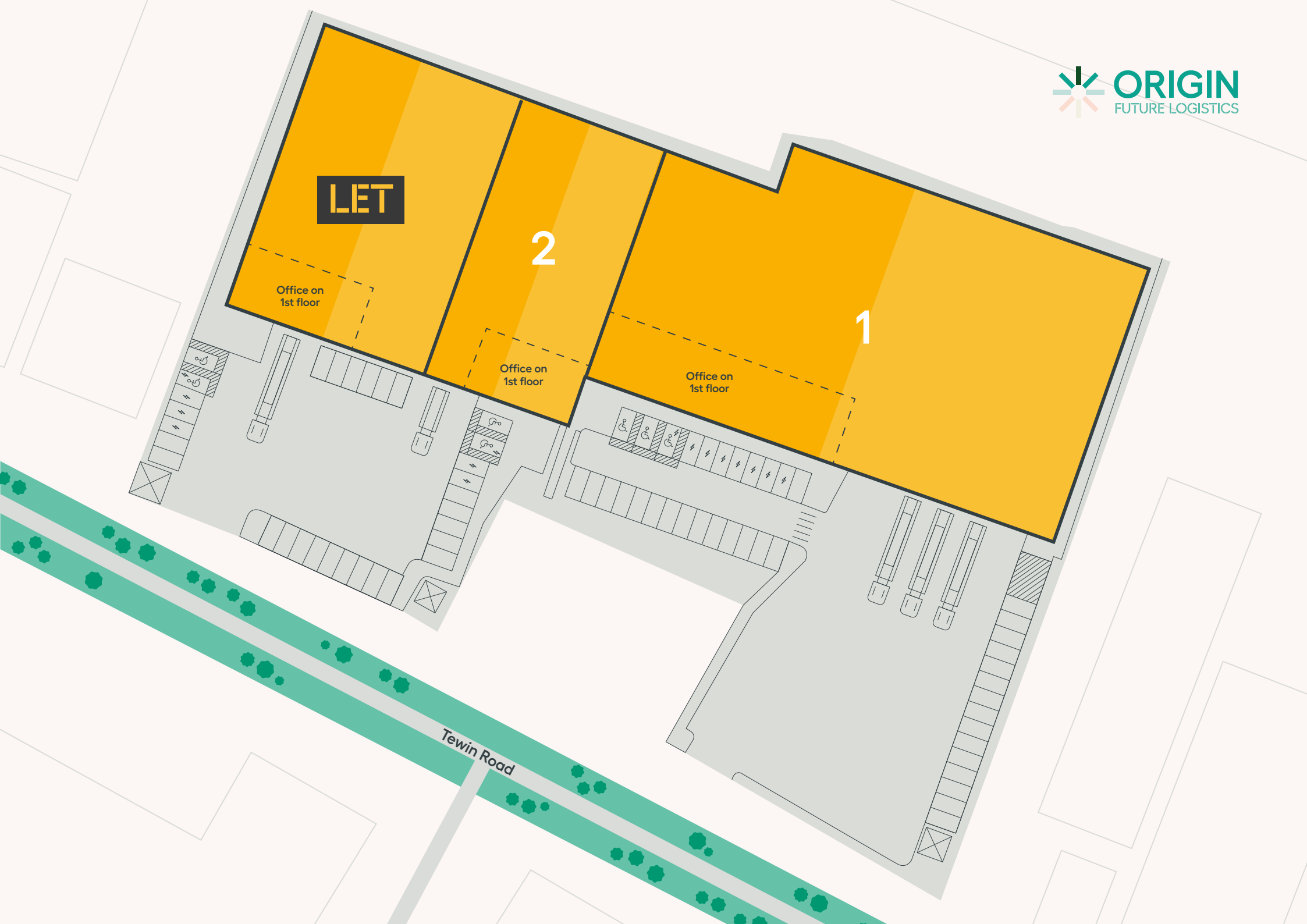


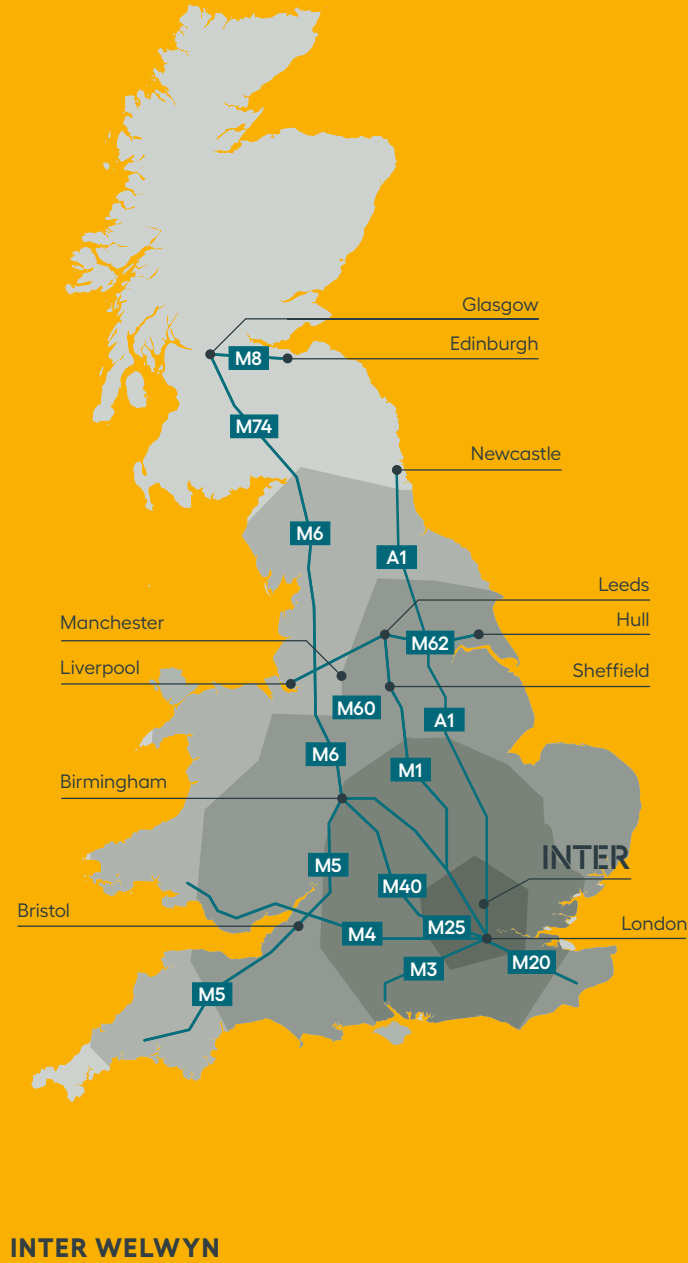
Sustainable access by
foot, bike, and bus

ACCOMMODATION

UNIT 1		UNIT 2		UNIT 3	
Total size	40,016 sq ft	Total size	13,484 sq ft	Total size	17,998 sq ft
Ground floor	35,419 sq ft	Ground floor	11,623 sq ft	Ground floor	15,717 sq ft
First floor	4,597 sq ft	First floor	1,861 sq ft	First floor	2,281 sq ft
Internal Height	12 metres	Internal Height	10 metres	Internal Height	10 metres
Parking Spaces	40	Parking Spaces	13	Parking Spaces	17
Yard Depth	50 metres	Yard Depth	33 metres	Yard Depth	33 metres

Approximate GEA Sq Ft Floor Area





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

- 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	DRIVE TIMES
J4 of A1M	7 mins
J23 of the M25	14 mins
Luton Airport	25 mins
Central London	45 mins
Stansted Airport	35 mins
Milton Keynes	50 mins
Port of Felixstowe	100 mins
Birmingham	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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