



WELWYN GARDEN  
CITY, AL7 1BD

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AVAILABLE NOW  
READY TO OCCUPY

INDUSTRIAL



# 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 Junction 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.

## 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/M<sup>2</sup>**  
WAREHOUSE FLOOR  
LOADING CAPACITY



## 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 daylight



Sustainable access by  
foot, bike, and bus

# ACCOMMODATION

## UNIT 1

<b>Total size</b>	<b>40,016 sq ft</b>
Ground floor	35,419 sq ft
First floor	4,597 sq ft
Internal Height	12 metres
Parking Spaces	40
Yard Depth	50 metres

## UNIT 2

<b>Total size</b>	<b>13,484 sq ft</b>
Ground floor	11,623 sq ft
First floor	1,861 sq ft
Internal Height	10 metres
Parking Spaces	13
Yard Depth	33 metres

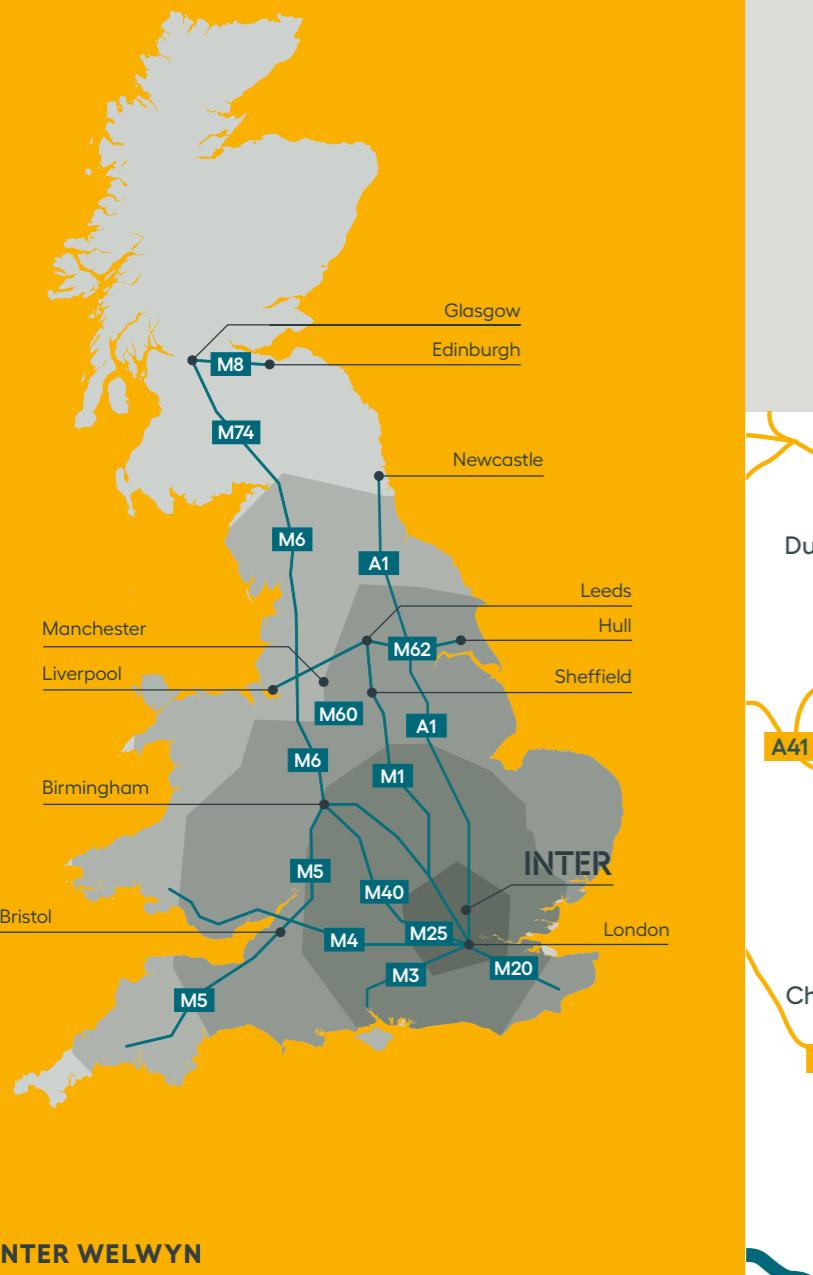
## UNIT 3

<b>Total size</b>	<b>17,998 sq ft</b>
Ground floor	15,717 sq ft
First floor	2,281 sq ft
Internal Height	10 metres
Parking Spaces	17
Yard Depth	33 metres

Approximate GEA Sq Ft Floor Area

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	Tops
	Tiles
2	B&Q
3	Halfrds
	Autocentre
4	Kane
5	Vicks
6	Travis
	Perkins
7	Aldi
8	Hawdes
9	Dulux
10	Grace
11	Ocado
12	Plumbages/
	HS 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

## DESTINATION

J4 of A1M

## DRIVE TIMES

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

Postcode:

**AL7 1BD**

What3words:

**ENGINE.WASH.WHEELS**

**INTER WELWYN**

10



11



# ABOUT US

INTER WELWYN

WHERE THE FUTURE STARTS.

## 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.

### 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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