

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

UNIT 2  
13,484 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

13,484 SQ FT

UNIT 2 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 2 SPECIFICATION

UNIT 2 SIZE

**13,484 SQ FT**

### MANUFACTURING & DISTRIBUTION USES

USES

**33M**

YARD DEPTH

**10M**

CLEAR INTERNAL HEIGHT

**180KVA**

ALLOCATED POWER LOAD

### OFFICE ACCOMMODATION

ON FIRST FLOOR

**50 KN/M<sup>2</sup>**

WAREHOUSE FLOOR  
LOADING CAPACITY

**13**

CAR PARKING SPACES

**1**

LEVEL ENTRY LOADING DOOR

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.



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

# FUTURE THINKING

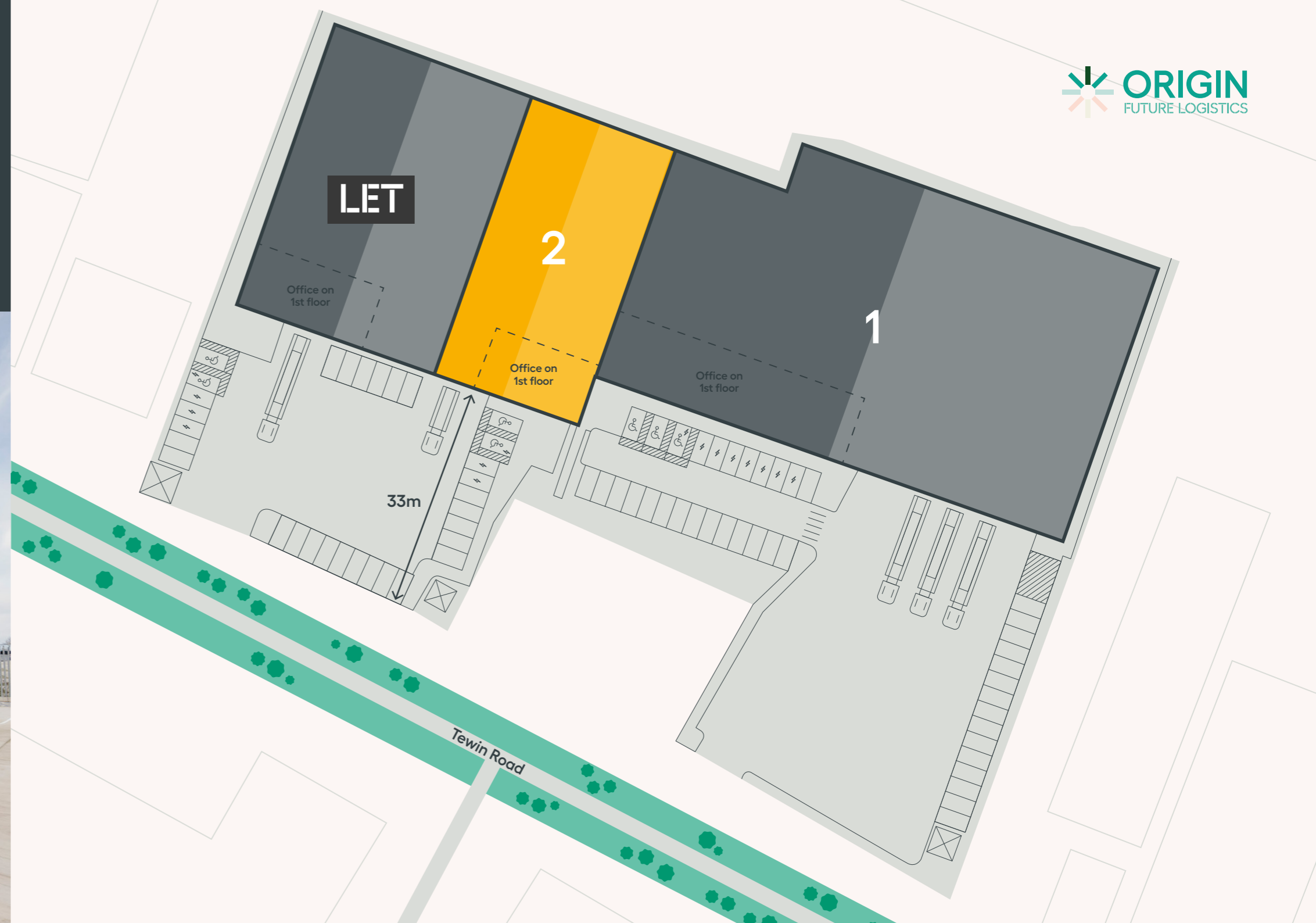
# ACCOMMODATION

## UNIT 2

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



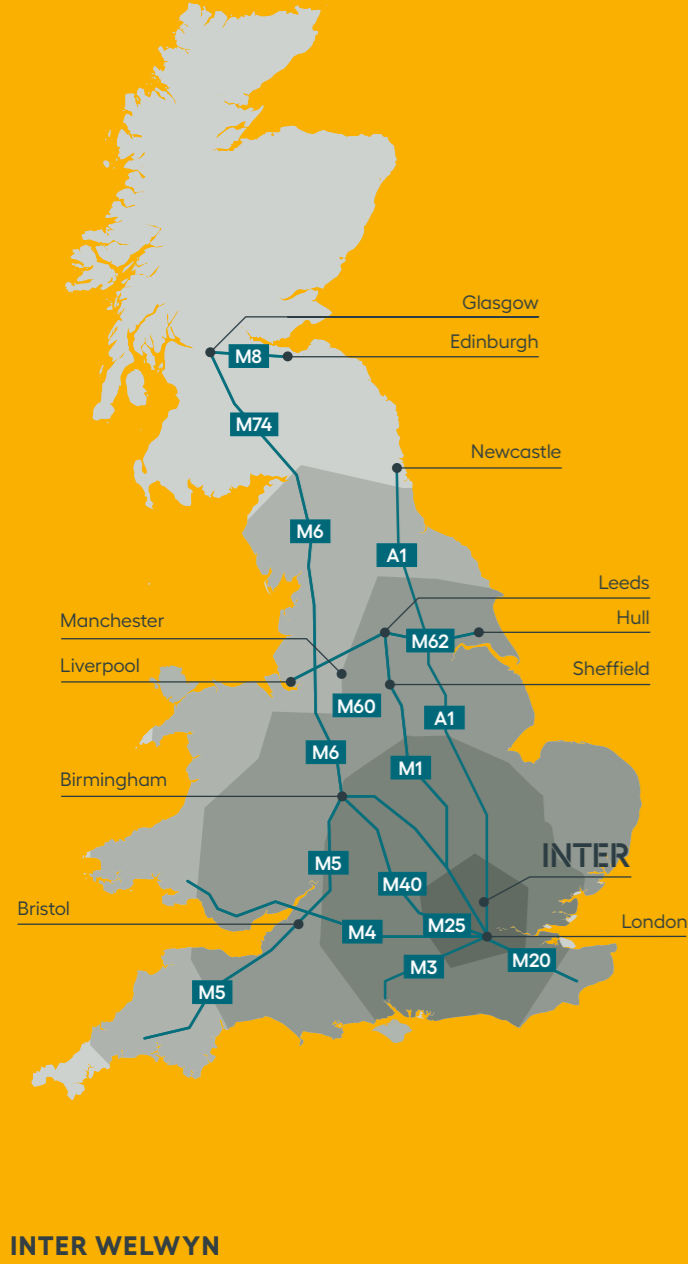
INTER WELWYN



# 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](http://INTERWELWYN.CO.UK)

## TERMS

Available on a leasehold basis direct from the Landlord

## ENQUIRIES AND FURTHER INFORMATION



### MARK GILL

07702 895 010

[mgill@adroitrealestate.co.uk](mailto:mgill@adroitrealestate.co.uk)

### STEVE WILLIAMS

07860 708 665

[swilliams@adroitrealestate.co.uk](mailto:swilliams@adroitrealestate.co.uk)



**BNP PARIBAS  
REAL ESTATE**

### SAM VYAS

07962 362708

[sam.vyas@realestate.bnpparibas.com](mailto:sam.vyas@realestate.bnpparibas.com)

### JAMES COGGLE

07469 403283

[james.coggle@realestate.bnpparibas](mailto:james.coggle@realestate.bnpparibas)

### SAFFRON HARDING

07786 419663

[saffron.harding@realestate.bnpparibas](mailto:saffron.harding@realestate.bnpparibas)

DEVELOPED BY:



Feldberg  
Capital

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