


Stimpsons

# 30 Burrowfield, Welwyn Garden City, AL7 4SR

## To Let | 4,810 sq ft

Secure Yard With Detached Office Building

## Summary

- Rent: £42,500 per annum
- Business rates: £12,636 per annum
- VAT: Applicable
- EPC: C (58)
- Lease: New Lease

## Description

The property comprises a secure, gated, concrete-surfaced yard situated within an established commercial location.

Positioned to the rear of the site is a single-storey office building (726 sq ft) providing predominantly open-plan accommodation together with a generous kitchen/breakout area and separate male and female WC facilities. The office is fully IT enabled and features air conditioning and CCTV system.

The property is considered suitable for a wide range of occupiers seeking a substantial secure yard, particularly those whose requirements are not suited to a modern planned industrial estate.

## Location

Welwyn Garden City is situated approximately 25 miles north of Central London immediately to the east of the A1(M) with access via junctions 4 and 6. The M25 (Junction 23 - South Mimms) is approximately 8 miles to the south and the A414 dual carriageway skirts the southern edge of the town providing a fast east-west link between the M1 and M11.

Burrowfield is located on the southern edge of Welwyn Garden City with access from Chequers (A1001). This provides highly convenient access to junction 4 of the A1(M) or the A414 dual carriageway.

## Key Points

- Concrete surfaced yard suitable for a variety of external storage and operational uses.
- Excellent access to the A1(M) Junctions 4 and 6.
- Close to Welwyn Garden City town centre and mainline railway stations.
- Suitable for trade counter, contractors, plant hire, builders' merchants, vehicle-related uses (subject to planning), storage and distribution.
- Industrial location with HGV access.

## Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.




**Further information**

- View details on our website

## Contact & Viewings



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## Viewings

Strictly by appointment via Stimpsons or our joint agent Daniel Hiller (Davies Hillier - 01707 274237)






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