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COMMERCIAL PROPERTY CONSULTANTS

27 Railway Street, Hertford
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1,922 sq ft Industrial/Warehouse Unit To Let

**Unit 5, Blenheim Court,
Brownfields,
Welwyn Garden City,
Herts.
AL7 1AN**



Other photographs may be available on our website

Location:

Welwyn Garden City adjoins the A1(M) at junctions 4, 5 and 6, approx. 10 miles north of the M25. It has a particularly strong commercial and industrial base with major occupiers including Xerox, IBM, Roche and Tesco

Accommodation:

Blenheim Court is a modern development of high quality industrial/warehouse units. The recently refurbished production area is 1,582 sq ft with an eaves height of approx. 19'. Loading is via a full size sectional loading door of approx 13' high. First floor offices of approx 340 sq ft, gas fired boiler.

Amenities:

*5 parking spaces *suspended ceilings *recessed fluorescent lighting

Terms:

A new lease to be granted for a term to be agreed at a competitive rental.

Rates:

The Standard UBR for 2009/10 is 48.5p in the £. and the 2005 RV assessment is listed as £17,000. 2010 RV is listed as £15,750. **(These are not the rates payable, the rates payable will be less, calculated using the UBR multiplier).** However phasing arrangements (upwards/downwards) and small business rate relief may apply and should be checked with the local authority.

Legal Costs:

Each party is responsible for their own costs.

Viewing:

By appointment only.

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