



17 Tewin Road

Welwyn Garden City, AL7 1BD

Freehold industrial site for sale with vacant possession in Welwyn Garden City

6,583 sq ft

(611.58 sq m)

- Excellent connection to the A1 (M)
- Potential For Redevelopment
- Large rear yard and parking
- Site area 0.24 ha 0.59 acres
- OIEO £775,000 excl, VAT invited on an unconditional basis

Summary

Available Size	6,583 sq ft
Price	Offers in excess of £775,000
Rateable Value	£60,000
EPC Rating	Upon enquiry

Description

Th Unit is of steel frame construction, with part brick/block and part corrugated steel cladding with 4 bays. A steel frame mezzanine provides additional storage space. Customer parking is located at the front, while a large rear yard includes a dilapidated storage unit.

Location

Located within a well established industrial and commercial area, offering a mix of business occupiers. The surrounding area includes a variety of light industrial, warehouse and office spaces, with companies such as Amazon, B&Q, and Halfords in close proximity. The unit is easily accessible by road, with the A1 (M) motorway just 2.5 miles to the north west, providing direct access to London and the wider road network. Welwyn Garden City town centre is approximately 0.5 miles to the west. Welwyn Garden City Station about 0.6 miles away, providing direct rail services to London Kings Cross and Cambridge.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,218	298.96
Mezzanine	879	81.66
Building - Dilapidated Store Building	2,486	230.96
Total	6,583	611.58

Viewings

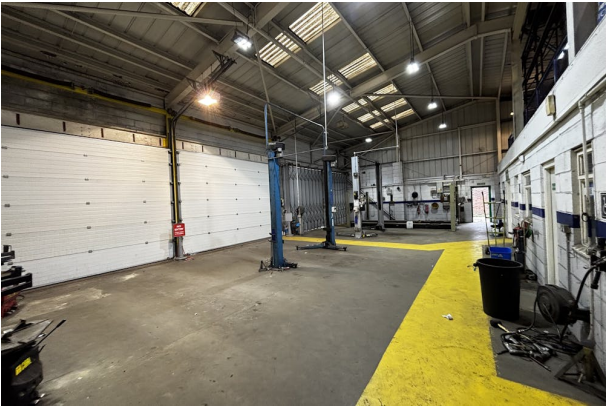
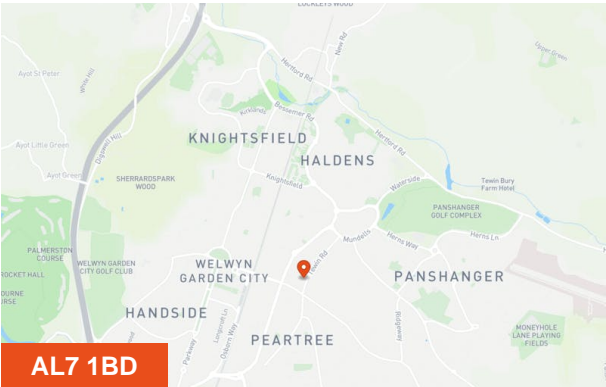
There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



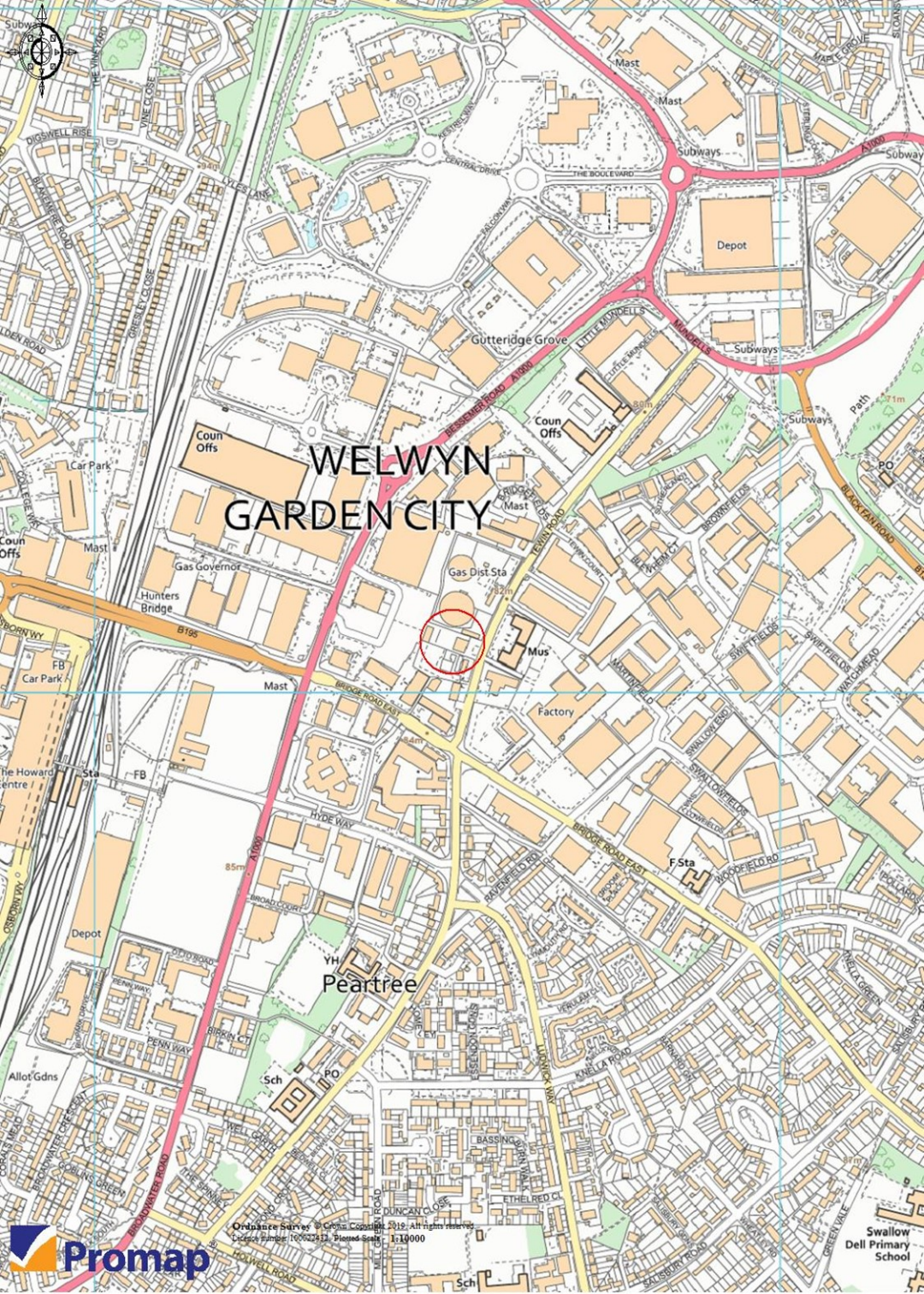
Viewing & Further Information

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WELWYN GARDEN CITY

Peartree