

# AITCHISON RAFFETY



- Semi-detached warehouse / production premises
- Secure 800 sq ft rear yard area with potential to extend
- Dedicated car park and loading area
- 16ft eaves height
- Full height loading door
- Due to be refurbished

Georgia Strazza  
georgia.strazza@argroup.co.uk  
01727 843232

2 East Burrowfield, Welwyn Garden City, Hertfordshire, AL7 4TB

Semi-detached warehouse with secure rear yard

Approx. 1,751 Sq Ft (162.67 Sq M)

To Let

# 2 East Burrowfield, Welwyn Garden City, Hertfordshire, AL7 4TB

## Description

Forming part of a small individual development, Unit 2 East Burrowfield is a modern, single-storey, semi-detached warehouse/production unit with a secure rear yard.

It is constructed of a clear-span steel portal frame with an eaves height of approx. 16ft finished with feature brickwork at ground floor level and profiled vertical cladding above with windows to the front. There is dedicated car parking and loading at the front. The property is served with a full height loading door, lighting and single WC.

A particular feature is a secure rear yard together with a useful strip of land to the side which has the potential to provide additional yard space, parking, or side access to the rear yard.

The property is to be refurbished by the landlord.

## Location

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.

Welwyn Garden City is situated approximately 25 miles north of Central London between Junctions 4 and 6 of the A1(M). The M25 (Junction 23 - South Mimms) is approximately 8 miles to the south and the A414 dual carriageway which skirts the southern edge of the town provides a fast east-west link between the M1 at Hemel Hempstead and M11 at Harlow.

## Rent

£25,000 per annum exclusive

## Floor Area

Ground floor warehouse	1,751 Sq Ft	162.67 Sq M
Rear Yard	800 Sq Ft	74.32 Sq M

## Terms

The property is available to let on a new lease for a term to be agreed. Rent £25,000 per annum.

Available from September 2024 or possibly earlier by agreement.

## Business Rates

From verbal enquiries, we understand the current rateable value is £17,000 with rates payable in the order of £8,330 per annum.

## VAT

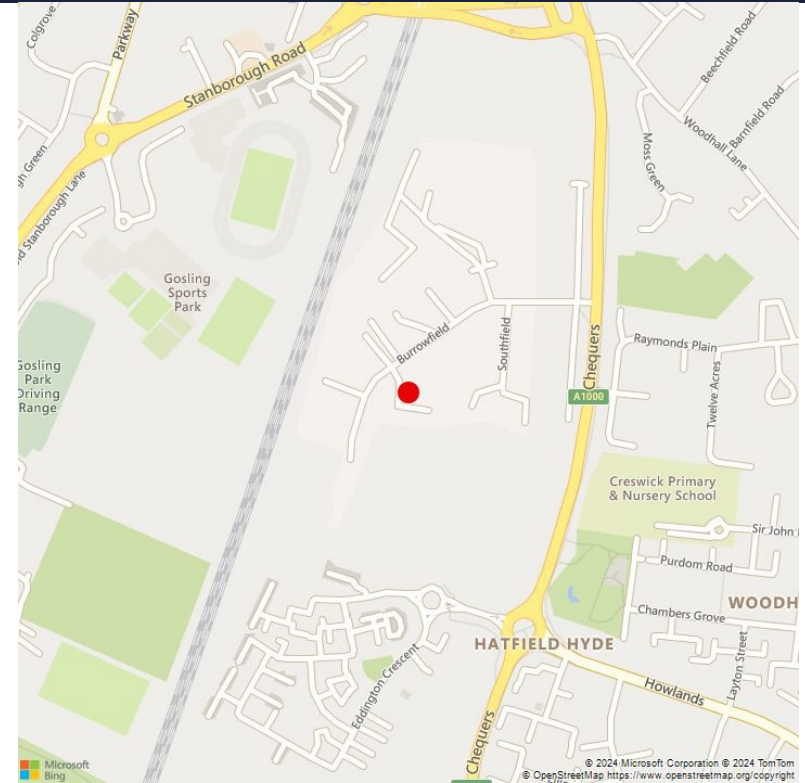
This property is not VAT registered therefore there is no VAT payable on the rent.

## Energy Performance Rating

C-65

## Personal Interest

A member of staff at Aitchison Raffety has a personal interest in this property.



## Viewings

By appointment only with sole agents Aitchison Raffety  
Georgia Strazza 01727 843232  
georgia.strazza@argroup.co.uk  
or via our joint agents Davies & Co

**AITCHISON**  
**RAFFETY**



www.argroup.co.uk



**INVESTORS IN PEOPLE**  
We invest in people Silver



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