

# Unit J, City Park

Swiftfields, Welwyn Garden City, AL7 1LY

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REAL ESTATE ADVISORS

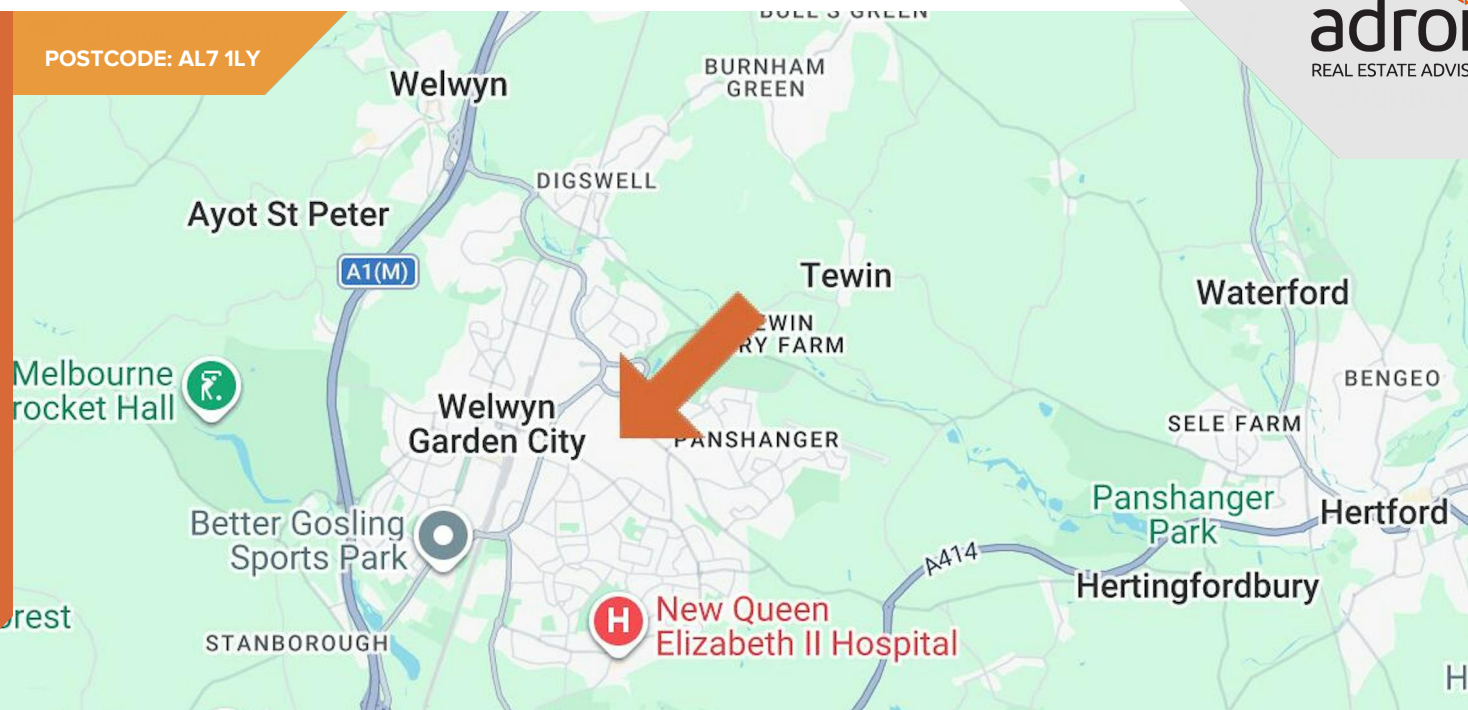


**TO LET**

**16,600 sq ft** (1,542.19 sq m)

- 6m clear internal height
- Large secure yard with dual access (post refurbishment)
- 3 level access loading doors (post refurbishment)
- 47 car parking spaces
- High quality refurbished offices (post refurbishment)
- 76kVA power supply to be upgraded to 276kVA (post refurbishment)

POSTCODE: AL7 1LY



## Description

A detached industrial/warehouse unit occupying a prominent corner position on Swiftfields, due to undergo a comprehensive refurbishment. Ready for occupation in Q4 2026.

## Location

City Park occupies a central location at the heart of one of the main employment areas within Welwyn Garden City, approx 1.5 miles east of the town centre which, together with the railway station are both within walking distance. The estate is situated on Swiftfields just off Black Fan Road with easy access to junction 4 & 6 of the A1M. Frequent rail services run from Welwyn Garden City station to London Kings Cross with an approximate journey time of 30 mins.

## Accommodation

The property has been measured on the basis of Gross External Area:

| Name                            | sq ft         | sq m            |
|---------------------------------|---------------|-----------------|
| Ground - Warehouse & Undercroft | 10,709        | 994.90          |
| Ground - Offices                | 2,213         | 205.59          |
| 1st - Offices                   | 3,678         | 341.70          |
| <b>Total</b>                    | <b>16,600</b> | <b>1,542.19</b> |



## Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

## EPC

C (75)

## Availability

Available December 2026 . Due to be refurbished, works programmed to complete December 2026

## Rent

Rent on application

## Service Charge

£12,498 per annum year ending 2026

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Business Rates

Rateable Value of £219,000

2026 valuation. The rates payable may be subject to transitional relief. The RV will need to be reassessed on completion of the works, the current figure includes a former tenants mezzanine floor which has since been removed.

## Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

## Adroit Real Estate Advisors



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