

**3 SWALLOW END, SWALLOWFIELDS
WELWYN GARDEN CITY, AL7 1JA**



FOR SALE - £715,000

Light Industrial Building with Offices
2,934 SQ FT (272.54 M²)

■ Self-contained ■ 3-phase power supply ■ Rear yard and loading ■ Roller Shutter loading door	■ On-site parking ■ Separate WC's to office and production space
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LOCATION

Swallow End is situated in the heart of Welwyn Garden City' main commercial area adjacent to B&Q and Grange Land Rover, approximately ½ a mile from the town centre.

Junction 4 and 5 of the A1(M) are approximately 2 miles away with the M25 a further 9 miles south from Junction 4. The mainline railway station is situated within the tow centre and provides a regular 25 minute service to London Kings Cross. Central London is circa 25 miles, London Heathrow Airport is circa 32 miles, London Luton Airport is circa 12 miles and London Stansted Airport is circa 24 miles. The property is therefore well situated for major rail, road and air links.

DESCRIPTION

The property comprises a self-contained mid terrace unit with brick elevations under a pitched roof. The unit further benefits from on-site parking, rear loading, with roller shutter access, and yard area.

ACCOMMODATION

The property comprises a gross internal area of 2,934 sq ft (272.54 m²).

TERMS

The property is available freehold with vacant possession.

SALE PRICE

£715,000 exclusive

RATES

Rateable value: £17,500

Rates payable: £8,732.50 per annum (2018/19)

For further information on rates payable please contact Welwyn Hatfield Council 01707 357000.

VAT

The property is VAT registered.

EPC

The Energy Performance Asset Rating is F132. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via sole agents:

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The full range of our instructions is available on our website www.stimpsons.co.uk

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