

**2C BLENHEIM COURT, BROWNFIELDS
WELWYN GARDEN CITY, AL7 1AD**



FOR SALE - £625,000

Parking and Open Storage Land with Workshops
0.22 Acres

- Fully surfaced site
- Securely fenced

- Electricity
- Mains water and waste

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LOCATION

The site is located on the Blenheim Court development at the top of Brownfields, a short distance from the A1000 Mundalls Roundabout in the heart of Welwyn Garden City's commercial district.

The A1000 links to the A1(M) at Junctions 4 and 5, within 5 miles and the A414 accesses the A10 and the M25 via the B195 at the entrance to Brownfields.

DESCRIPTION

The site comprises a roughly rectangular area of surfaced land and ancillary workshop currently used for parking of heavy plant and machinery, but would be suitable, subject to planning, for a range of other open storage uses.

The site is securely fenced using palisade steel fencing incorporating double gates onto the main estate road.

The workshop benefits from a full height roller shutter door and single phase electricity.

The site further benefits from mains water and waste.

ACCOMMODATION

Site area	0.22 Acres
Workshop	1,215 sq ft (112.9 m ²)

TERMS

For sale freehold with vacant possession.

SALE PRICE

£625,000 exclusive

RATES

Rateable Value: £6,120.00
Rates Payable: £1,420.55

VAT

The property is VAT Registered and therefore VAT will be charged on the sale price.

VIEWING

Strictly by appointment via sole agents:

GRAHAM PAYNE
01707 259599
gp@stimpsons.co.uk

STIMPSONS
2 Falcon Gate
Shire Park
Welwyn Garden City
AL7 1TW

The full range of our instructions is available on our website

www.stimpsons.co.uk

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