

# TO LET

**UNIT 6**  
**SWALLOWFIELDS**  
**WELWYN GARDEN CITY**  
**SOUTH EAST**  
**AL7 1JD**

**PRICE ON APPLICATION**



## 15,000 SQ FT (1,441 SQ M) AVAILABLE

- Excellent access for logistics
- 4 main roller shutter doors
- Car parking at front
- Eaves height of 15 ft
- Office accommodation with UPVC windows

## VIEWING

Arrange a viewing with one of our property team using the contact details below.  
Pall Mall Estates have a wide range of low cost commercial properties across the UK.



## GET IN TOUCH

0121 228 0000  
[pallmallestates.co.uk](http://pallmallestates.co.uk)



**0121 265 7500**  
[colliers.com/uk/industrial](http://colliers.com/uk/industrial)





## THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates let business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall Estates will have terms that give you flexibility.



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High value, low cost, flexible business  
space to let throughout the UK

## DESCRIPTION

Unit 6 Swallowfields is of part brick and part steel construction with an eaves height of 15 ft (4.57 m) and with loading access via roller shutters of 4 m by 3 m.

A separate entrance provides access to a single storey reception and office accommodation with UPVC windows.

## FLOOR AREAS

15,000 sq ft available.

## LOCATION

Swallowfields is based on the east side of Welwyn Garden City, less than 1km from the main railway station which in turn offers regular, direct journeys to King's Cross. Junctions 4, 5 and 6 of the M1, meanwhile, are all less than 4 km away.

## SERVICE CHARGE

A service charge is levied for the services provided on the estate. Further information is available upon request.

## LEASE TERMS

The units are available by way of a new lease on terms to be agreed.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## TERMS & CONDITIONS

Subject to contract. Misrepresentation clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspections or otherwise as to the correctness of each of them (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property (iv) all rentals and prices are quoted exclusive of VAT. January 2025.