

Welwyn Garden City.

Units 3 & 6 • Swallowfields • Welwyn Garden City • AL7 1JD

to let

**UNBEATABLE
RENTS**

Unit 6



SPACE FOR BUSINESS SHORT/LONG TERM

- Popular established business quarter
- Close to public transport and rail station
- A1M junctions 4, 6, 3 mile radius
- Regular fast rail service to London Kings Cross

*Population: Welwyn Garden City: 43,252
Hertfordshire: 1,066,100*

Unit 3



THE PALL MALL PROMISE

With over 380 properties in 108 locations currently providing workspace for over 300 businesses we understand just how crucial to the well being of your company is the cost of running your business property. Our objective is to help your business succeed – whether your company is a fledgling start up business or well established and looking to expand or even downsize.

Our customer focussed approach to leasing commercial property can be summed up in one word Flexible.

Talk to Pall Mall first.

**INDUSTRIAL/WAREHOUSE SPACE
WITH OFFICES**

1,696 & 15,500 sq ft (158 to 1,440 m²)



Pall Mall
0208 986 7221

Location

Properties are situated in Swallowfields which is accessed from Bridge Road East adjoining the B&Q store.

Description

Unit 3. A single storey business unit in a prominent position at the front of the estate ideal as a small workshop, assembly area, showroom or for storage purposes. There is a separate glazed entrance to reception/offices and a roller shutter door to the warehouse area. There is allocated car parking at the front of the unit for 3 vehicles.

Unit 6. A traditional brick built factory unit with office/reception entrance and car park at front of building and roller shutter door access at front and rear of the building. This unit benefits from a large secure service yard and vehicle parking to front, side and rear totalling 21,396 sq ft (1,988 m²)

Accommodation

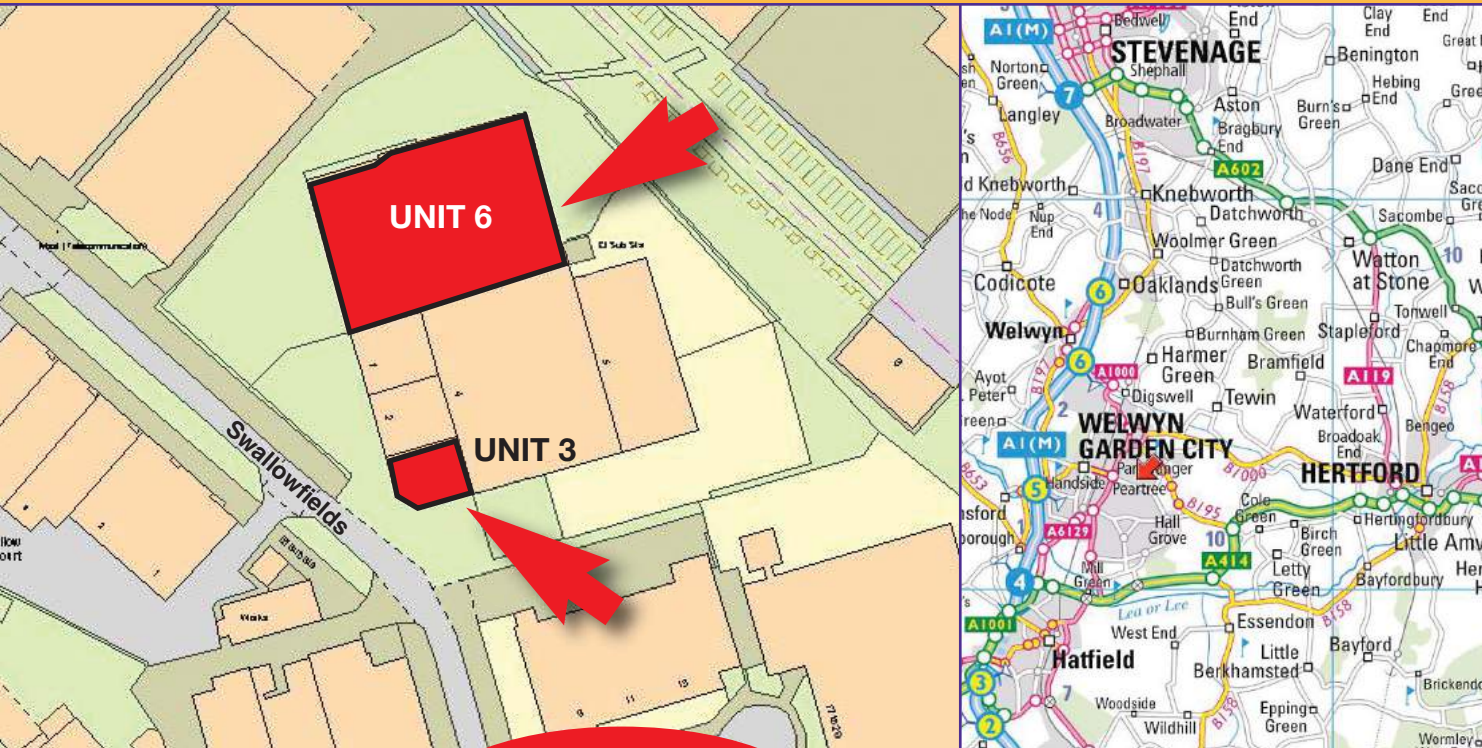
	Sq ft	m ²
Unit 3	1,696	158
Unit 6	15,500	1,449
Service Yard	21,396	1,988

Lease Terms

Properties are available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Business Rates

Interested parties should make their own enquiries with the local authority Welwyn Hatfield Council 01707 357 000



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RENTS**

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Contact: Peter Cunningham
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pallmallestates.co.uk

Pall Mall

Distances miles

A1M junctions 4,5,6	3 mile radius
M25 junction 23	8
M1 junction 7	9
Central London	21

Viewing by prior arrangements and all enquiries:



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