

INDUSTRIAL
SPACE
TO LET

SWALLOWFIELDS,
WELWYN
GARDEN CITY,
SOUTH EAST



ADDRESS AND SIZE

Welwyn Garden City, South East, AL7 1JD

Units available from 1,696 - 15,500 sq ft

SUMMARY

Industrial / warehouse space
with offices

VIEWING

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

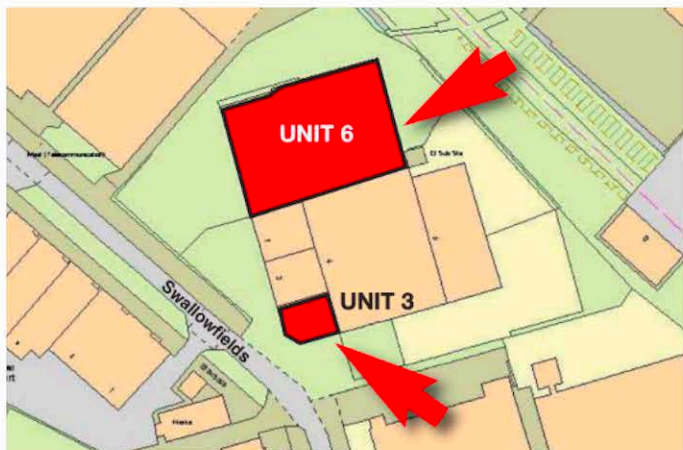
GET IN TOUCH

📞 0121 228 0000

🌐 pallmallestates.co.uk



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



THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets 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 will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



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DESCRIPTION

Swallowfields offers the ideal industrial space for anyone looking to expand their operations across the south of England.

The two main units within the building offer excellent access for logistical purposes through 4 main roller shutter doors. There are also parking spaces at the front of the building perfect for both visiting drivers and your employees.

Unit 4a and 4b Swallowfields, are 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.

LOCATION

It's important for any business to have easy access to the nearby area. 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.

APPROXIMATE DRIVING DISTANCES

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

UNIT SIZES

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

FEATURES

- Popular established business quarter
- Close to public transport and rail station
- Regular fast rail service to London Kings Cross
- Roller shutter access
- Parking Spaces
- Auxiliary office space
- A1(M) less than 3 km
- 15 ft (4.5 m) eaves height

LEASE TERM

The property is available to let on customer focused flexible lease terms with the benefit of a straightforward plain English lease and the benefit of no legal fees.

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 inspection 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 December 2014.