

Tewin Court

Welwyn Garden City AL7 1AU
Warehouse | 2,342 - 9,223 ft²



Ground level loading to the rear



Prime industrial location



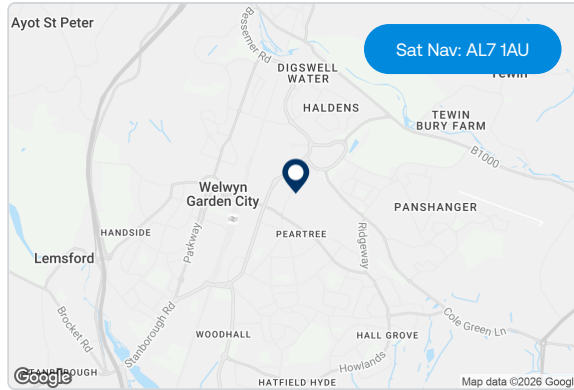
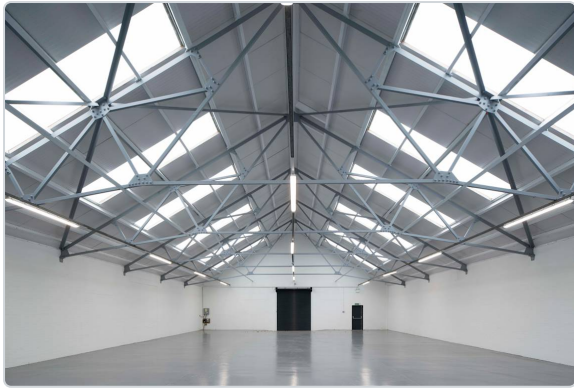
Easy access to A1(M)



Generous allocated car parking

Available to Let





Description

Twinn Court is an established industrial estate comprising of terraced light industrial / warehouse units situated around a central avenue with forecourt parking and shared rear yard areas. The warehouses are of brick construction with steel trusses and a pitched roof, providing a minimum underside haunch height of 3.2m.

Location

The Estate has close proximity to the A1(M) positioned between J5 and J6 (Under 10 minutes from both). Situated 25 Miles North of Central London and within 10 miles of J23 of the M25, Welwyn Garden City also benefits from a mainline station offering a direct service in to London Kings Cross in just over 30 mins.

Further information

EPC

Unit 3 - C; Unit 10 - D; Unit 16 - D

Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms

Available on new full repairing and insuring leases.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Peter Cole
Mileway
southeast@mileway.com
0203 991 3516

Louis Day
Lambert Smith Hampton
lday@lsh.co.uk
07708 479451

Clay Davies
Davies & Co
c.davies@davies.uk.com
07721 608 612

Poppy Nelson
Lambert Smith Hampton
pnelson@lsh.co.uk
07593 893 817

Daniel Hiller
Davies & Co
d.hiller@davies.uk.com
07718 176 670



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 3	Warehouse	9,223	Immediately	11,145
Unit 10	Warehouse	2,342	Immediately	3,025
Unit 16	Warehouse	4,971	Immediately	6,005
Total		16,536		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway