

**UNIT 4A TRAVELLERS LANE  
WELHAM GREEN, HERTS, AL9 7HF**



**FOR SALE - £775,000**

**Industrial Warehouse Unit with Secure Yard**

3,918 SQ FT (364 M<sup>2</sup>)

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>■ Conveniently located</li><li>■ A1(M) within 3 miles</li><li>■ M25 within 4 miles</li><li>■ CCTV and Alarm</li></ul> | <ul style="list-style-type: none"><li>■ Secure yard laid to concrete hard standing (0.12 acre)</li><li>■ 3-phase power</li><li>■ Container storage</li></ul> |
|---|--|

# UNIT 4A TRAVELLERS LANE WELHAM GREEN, HERTS, AL9 7HF

## LOCATION

The property is located on Travellers Lane, an established commercial area within Welham Green. Welham Green is served by a mainline train station and provides access to Junction 3 of the A1(M) within 3 miles. The M25 (Junction 22) is within 4 miles and the M1 (Junction 6) is within 9 miles.

## DESCRIPTION

The property comprises a single storey industrial/warehouse facility together with first floor offices benefitting from the following gross internal areas:

Ground floor	3,668 sq ft	340.8 m <sup>2</sup>
First floor offices	250 sq ft	23.3m <sup>2</sup>

The property further benefits from a secure, gated yard laid to concrete hard standing comprising 0.12 acres (5,230 sq ft).

The building is offered along with six sea containers, CCTV and an alarm. There are two cranes available by way of separate negotiation.

## TERMS

The property is available for sale freehold with vacant possession.

## PRICE

£775,000 exclusive.

## RATES

Rateable value: £14,000  
Rates payable: £7,056.00 per annum (2019/20)

Applicants are advised to check the rates payable with the local charging authority, Welwyn Hatfield Council, on 01707 357000 to confirm the correct rates liability and if any small business relief applies.

## VAT

VAT is not payable on the purchase price.

## EPC

The Energy Performance Asset Rating is E101. A copy of the full Energy Performance Certificate is available upon request.

## 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](http://www.stimpsons.co.uk)

October 19