



## Self-Contained Air Conditioned Offices To Let. Suitable for E Class Uses including Health and Leisure, Wellness and Fitness

### Alban House

Garnell Business Park, Brownfields,  
Welwyn Garden City, AL7 1AY

Office

# TO LET

**2,176 to 4,669 sq ft**

(202.16 to 433.76 sq m)

- 12 Car Parking Spaces
- Air Conditioning
- LED Lighting
- Self Contained Accommodation
- Short Distance to Welwyn Garden City Station and Town Centre
- Newly refurbished

# Alban House, Garnell Business Park, Brownfields, Welwyn Garden City, AL7 1AY

## Summary

<b>Available Size</b>	2,176 to 4,669 sq ft
<b>Rent</b>	£32,640 - £70,035 per annum exclusive
<b>Rates Payable</b>	£35,763 per annum Based on 2023 rating. Rates payable 2024/25
<b>Rateable Value</b>	£65,500
<b>EPC Rating</b>	C (57)

## Description

Alban House is a self-contained two-storey office building situated within a gated, private estate, located within Welwyn Garden City's central business district.

The building has been newly refurbished and benefits from air conditioning, LED lighting and 12 onsite car parking spaces.

The building is available as a self contained building or on a floor by floor basis and would be suitable for all uses falling within Use Class E to include offices, health and fitness, wellness, creche and some food uses.

## Location

Garnell Business Park is located on the Brownfields Industrial Estate, a short drive from The Mundells one way system. The property provides quick access to both the town centre and the A414, which links Hertford and the A10 in the east and Hatfield and the A1(M) to the west. Access to the A1(M) is within 3 miles of the property and the M25 is within 13 miles.

Welwyn Garden City station provides a fast, electrified service between Kings Cross St Pancras and Leeds.

## Accommodation

The accommodation comprises the following IPMS3 floor areas

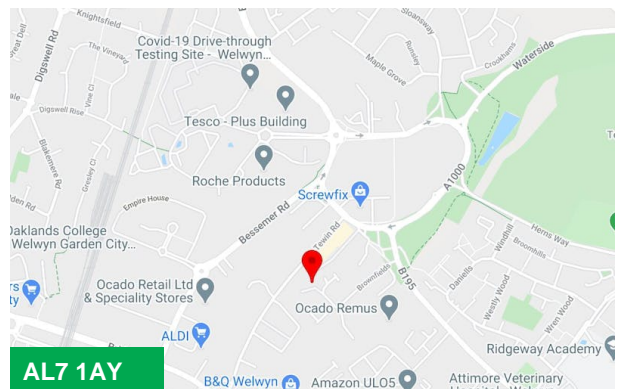
Name	sq ft	sq m
Ground	2,176	202.16
1st	2,493	231.61
<b>Total</b>	<b>4,669</b>	<b>433.77</b>

## Viewings

Strictly by appointment via sole agents (Monday to Friday 0900 to 17:30)

## Terms

The accommodation is available either as a single self contained building, or on a floor by floor basis, by way of a new full repairing and insuring lease for a term to be agreed.



## Viewing & Further Information

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