



Self Contained Character Offices To Let/May Sell

Fulling Mill

Fulling Mill Lane, Welwyn, AL6 9NP

Office

TO LET

3,601 sq ft

(334.54 sq m)

- Grade II Listed offices
- Quiet village location
- 10 minutes walk to village centre and amenities
- Air conditioning
- Kitchenette in each suite
- On site parking
- New LED lighting

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Summary

Available Size	3,601 sq ft
Rent	£63,500 per annum
Business Rates	Please see table below
VAT	To be confirmed
EPC Rating	EPC exempt - Listed building

Description

Fulling Mill comprises self contained office accommodation within a Grade II listed converted water mill.

Location

Fulling Mill is located on the edge of Welwyn Village a short drive from J6 of the A1(M). The village provides a wealth of amenity to include a number of restaurants, pubs and bakers. Welwyn North station is approximately 1 mile distant and provides a fast service to London Kings Cross.

Accommodation

The accommodation comprises:

Name	sq ft	sq m
1st - Offices	1,274	118.36
2nd - Offices	673	62.52
Ground - Ground Floor Offices	1,654	153.66
Total	3,601	334.54

Viewings

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

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed with the ingoing tenant.

The owner may consider a sale of the property. Price on application.

Rateable Values

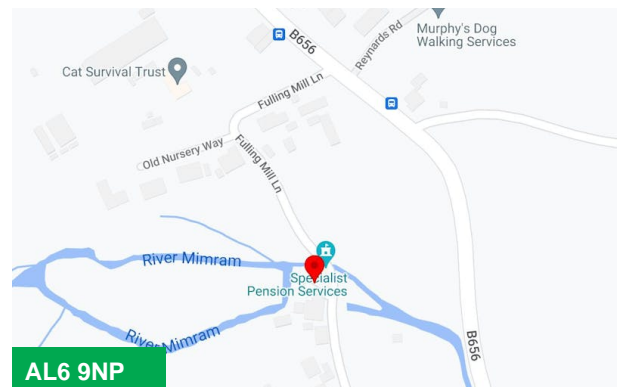
The floors are assessed for business rates individually and the following Rateable Values apply for each floor:

Ground Floor - £18,750

1st Floor - £13,500

2nd Floor - £5,300

Applicants are recommended to clarify the business rates payable with Welwyn Hatfield District Council on 01707 357000.



Viewing & Further Information

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