

99 Bridge Road East Welwyn Garden City AL7 1GL

For Sale or To Let

Detached Office Building

11,701 - 16,113 Sq Ft (Net) Approx.

- Prominent central location
- Currently fitted out as offices but potential for other Class E uses.
- 45+ car spaces



D8483.4
O36-9 (VB)

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WELWYN GARDEN CITY

The attractive town of Welwyn Garden City occupies a strategic location 20 miles north of central London between junctions 4 and 6 of the A1(M). The M25 is just 7 miles to the south. The A414 dual carriageway provides a fast east-west link between the M1 and M11.

A fast train service connects with London Kings Cross / St Pancras (Thameslink) and Moorgate and with underground links at Finsbury Park.

LOCATION

The property is situated on the corner of Woodfield Road and Bridge Road East approximately half a mile from the station and town centre. It is prominently located with a small convenience store conveniently immediately opposite.

DESCRIPTION

This is a classic garden city style building with brick walls incorporating feature window details under a pitched clay pantile tiled roof.

The front entrance is from Bridge Road East with car parking at the front sides and rear.

The accommodation is fitted out to a high standard with air conditioning and high-quality glass partitioning.

FEATURES

- Flexible open plan space
- Suspended ceiling with Category 2 lighting
- Gas fired radiator central heating and air-conditioning
- High quality fit out
- High quality toilet and kitchen accommodation
- 45 car spaces

APPROX. (NET INTERNAL) FLOOR AREA

Ground Floor	
Offices	10,475 Sq Ft
Stores/ loading area	1,052 Sq Ft
Basement store	174 Sq Ft
First Floor Offices	4,412 Sq Ft
Total	16,113 Sq Ft

TERMS

Each floor is available to let on a new lease for term to be agreed either individually or together.

Rent £17.50 per sq ft plus VAT.

Alternatively, the owners will consider a sale of the freehold interest. Guide price £3.15m + VAT.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Up to 31 March 2023 the assessments for the ground and first floor were £134,000 and £63,000 respectively. From 1 April 2023 these then increased to £186,000 and £83,000.

Rates payable 51.2% but are subject to transitional relief.

AVAILABILITY

Immediately following completion of legal formalities.

INSPECTION

For further information please email Mike Davies (m.davies@davies.uk.com) or Daniel Hiller (d.hiller@davies.uk.com). Telephone 01707 274237

NOTES

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate – B29

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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