

Albany Place Welwyn Garden City

Davies & Co
Chartered Surveyors
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To Let

Grade A Refurbished Air-Conditioned Offices

10,245 Sq Ft (Net) Approx.

- Campus setting next to Station and Town Centre.
- 43 parking spaces



D6296.2
O60-2

Ground Floor, Building 1 Albany Place, Broadwater Road Welwyn Garden City, Herts AL7 3BG

WELWYN GARDEN CITY

Offering a superb landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies including, Roche, Tesco and Paypoint.

The town lies approximately 20 miles north of Central London between Junctions 4 and 6 of the A1(M) with the M25 just 7 miles to the south.

In addition the A414 dual carriageway provides a fast and convenient east-west link to the M1 at Hemel Hempstead and the M11 at Harlow.

There is a fast electrified train service to London Kings Cross and Moorgate with underground links at Finsbury Park.

DESCRIPTION

This is a highly unusual opportunity to acquire an office in a modern campus setting yet within a short step of all the town centre amenities and the station.

This is a major imposing high specification Grade A office building forming part of a larger development.

It comprises a fully refurbished single flexible open plan office with a very impressive entrance area.

FEATURES

- Superb corporate setting
- Close to station and town centre
- Impressive entrance area
- Extensively refurbished
- New lighting and decorations
- Single flexible open plan space
- New air conditioning
- Raised floors

APPROX. (NET INTERNAL) FLOOR AREAS

10,245 Sq Ft

CAR PARKING

43 car spaces are allocated

RATEABLE VALUE

Please see the Valuation Office Agency website www.voa.gov.uk. Indicated assessment £150,000.

Rates payable 49.3% 2018/19.

TERMS

To be let on a new lease for a term to be agreed.

Details on request.

AVAILABILITY

On completion of legal formalities.

ENERGY PERFORMANCE CERTIFICATE

Category D (82)

INSPECTION

For further information please contact joint agents Bray Fox Smith on 0207 629 5456 or Davies & Co on 01707 274237.

NOTE

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

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