

# Mill Race Lemsford WGC (Adjacent J5 A1(M))

## To Let

Two superb designer offices in an outstanding setting

**1,442 or 1,775 or 3,217 Sq Ft Approx.**

- Superb riverside setting next to Brocket Park
- Self-contained buildings
- High specification interior finishes
- High energy efficiency
- Close to J5 A1(M)



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# 2 & 3 The Mill Race, Lemsford Mill, Lemsford, Welwyn Garden City AL8 7TW

## LOCATION

The Mill Race is a very special development of 3 very high quality contained single storey office buildings.

They are located within the grounds of Lemsford Mill accessed by an architectural bridge over the River Lee and owned by Ramblers Holidays whose headquarters are in the Mill Building itself.

The buildings stand in extremely well-maintained grounds immediately adjoining the superbly landscaped Bocket Hall and its golf course into which there are direct footpaths.

Lemsford is a small pretty village located adjoining junction 5 of the A1M immediate next to Welwyn Garden City whose highly regarded town centre with mainline station are a 10 minutes' drive. The Sun public house is opposite.

The location therefore offers a superb combination of character and accessibility.

Note: There is a weight limit of 16 tonnes for the access bridge.

## DESCRIPTION

Offering an unusually high level of individual architectural design and detailing the buildings have many attractive features rarely found in properties of this type.

These are sympathetically integrated with the surroundings with modern slate roofs and wood boarded elevations.

There is an attractive reception area off which are quality male and female toilets and a kitchen.

The main office area comprises a flexible open space which contains partitioned individual offices to match the design details of the building and generally offering a highly attractive ambience.

Features include:

- Superb setting
- Multiple high quality design details.
- Exposed wood features.
- Feature indirect lighting.
- Stylish design and presentation.
- Underfloor perimeter trunking for data and power connections
- Very energy efficient underfloor gas fired central heating.
- Landscaped surroundings

## APPROXIMATE FLOOR AREAS (NET)

2 Mill Race	Reception	217 sq ft	
	Kitchen	49 sq ft	
	Office	<u>1,509</u> sq ft	
<b>Total</b>			<b>1,775 sq ft</b>

3 Mill Race	Reception	217 sq ft	
	Kitchen	49 sq ft	
	Office	<u>1,176</u> sq ft	
			<b>1,442 sq ft</b>

**Overall Total** **3,217 sq ft**

Parking	2 Mill Race	11/13 spaces
	3 mill Race	9 spaces

## ENERGY PERFORMANCE CERTIFICATE

2 Mill Race	Cat B (48)
3 Mill Race	Cat B (49)

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)).

2 Mill Race	£26,500
3 Mill Race	£20,750

Amount payable 49.9% per annum up to 31/03/2022.

## LEASE

The properties are available on a new lease for a term to be agreed.

There is a service charge to cover the cost of external repairs and maintenance of the buildings and the landscaping undertaken directly by the landlord.

Rent:-

2 Mill Race	£34,950 p.a.
3 Mill Race	£28,750 p.a.

Rent and other relevant costs are subject to VAT.

## AVAILABILITY

Immediate on completion of legal formalities.

## INSPECTION

For further information please contact Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or telephone 01707 27423.

## 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](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate D (76).

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