

# 3 Albany Place

## Welwyn Garden City AL7 3BG

### To Let

First Floor Modern Air-Conditioned Offices

**7,415 Sq Ft (Net) Approx.**

- Campus setting close to Station and Town Centre
- To be refurbished
- 32 parking spaces



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# First Floor Offices, Building 3 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 that is attractively fitted out in a modern campus setting yet within a short step of all town centre amenities and the station.

This is high specification Grade A first floor office.

## FEATURES

- Impressive reception
- 3 pipe fan coil air conditioning
- Suspended ceilings with LG3 lighting
- Fully redecorated and carpeted
- A range of fitting out workings including cabling.
- Fully accessible raised floors
- Male & female WC facilities.
- Passenger lift

## APPROX. (NET INTERNAL) FLOOR AREAS

7,415 sq ft

## CAR PARKING

32 spaces

## TERMS

The suite is available to let on a new lease for a term to be agreed. Rent £23.50 per sq ft.

There is a service charge for shared building and estate costs.

All terms are subject to VAT where applicable. VAT is payable on the rent.

## RATEABLE VALUE

Please see the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk). Not yet separately assessed.

Rates payable approx. 51.2% for y/e 31/03/2023.

## AVAILABILITY

On completion of legal formalities.

## INSPECTION

For further information please email 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 274237 or contact joint agents Bray Fox Smith on 0207 629 5456.

## 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 of companies on any sales or on lettings of more than €10,000 per month.

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 Category C (62).

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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