

ORION HOUSE

WELWYN GARDEN CITY | AL7 1HE



FIRST FLOOR OFFICE | **TO LET**

3,500 – 13,706 SQ FT



NEWLY REFURBISHED

IMPOSING BUILDING

CLOSE TO STATION & TOWN CENTRE

60 PARKING SPACES (1:228 SQ.FT)

ATTRACTIVE ENTRANCE & RECEPTION

AIR CONDITIONED



LOCATION

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 train service to London Kings Cross and Moorgate with underground links at Finsbury Park.

The town has an attractive town centre including a major John Lewis department store.



///TRAILS.WEEP.IDEA

ORION
HOUSE

1

WGC Station

13 mins

2

Travelodge

15 mins

3

Costa Coffee

14 mins

4

The Howard Centre

12 mins

5

Anytime Fitness

15 mins

6

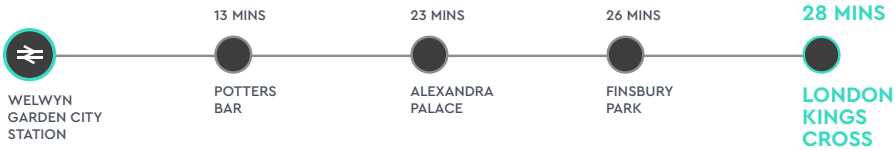
Waitrose

11 mins

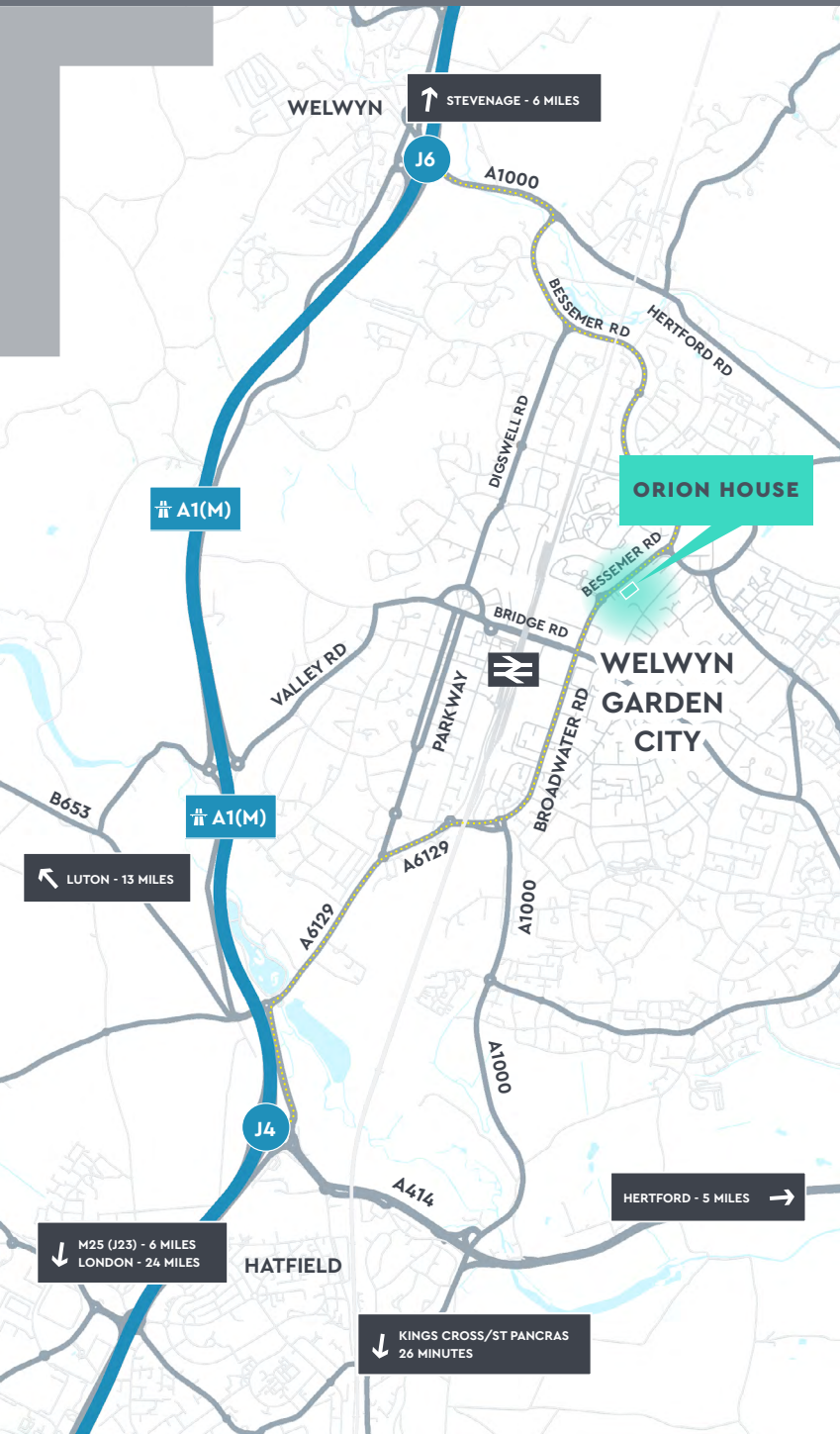
7

John Lewis

14 mins



ORION HOUSE | BESSEMER RD | WELWYN GARDEN CITY | AL7 1HH



FLOOR AREA

First floor (NIA approx)

3,500 – 13,706 sq ft

DESCRIPTION

The property comprises the entire first floor of Orion House, a fully refurbished high quality HQ office and business centre arranged over ground and two upper floors. Benefits include air conditioning, LED lighting, full access raised floors and 60 onsite car parking spaces, a ratio of 1 space per 228 sq ft.



[VIEW PHOTO GALLERY](#)



Impressive manned reception



3 pipe fan coil air conditioning



Suspended ceilings with LED lighting



Fully decorated and carpeted



Fully accessible raised floors



Male & female WC facilities



Passenger & goods lift



ORION HOUSE



TERMS

The floor is available as a whole or in part.

EPC

The property has an EPC rating of C 62. Details available upon request.

VAT

VAT is payable on the rent.

CONTACT & VIEWINGS

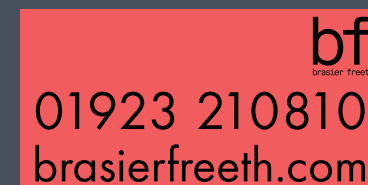
For further information or to arrange a viewing, please contact our joint sole agents:



MIKE DAVIES
m.davies@davies.uk.com

CLAY DAVIES
c.davies@davies.uk.com

DANIEL HILLER
d.hiller@davies.uk.com



GRAHAM RICKETTS
07841 235185
graham.ricketts@brasierfreeth.com

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