



# FLINT BARN WEST END LANE ESSENDON

AL9 5RQ

**bf.**

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*Office / Studio / Creative Space - To Let*

# FLINT BARN ESSENDON

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Office / Studio / Creative Space  
**TO LET**

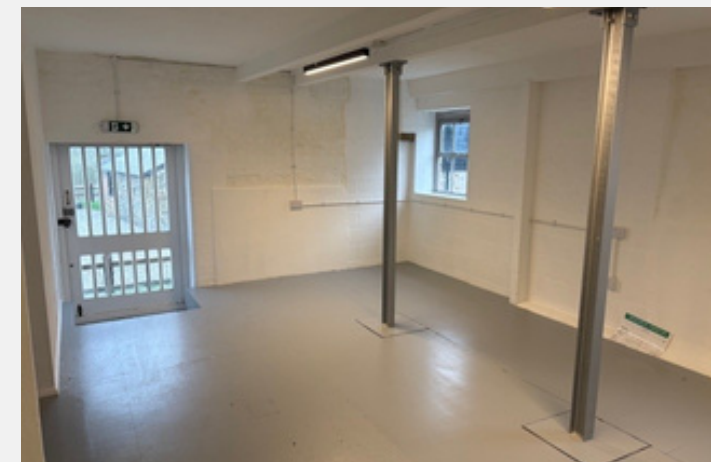


## KEY DETAILS

- Character space
- Tranquil, rural location
- Suit office, studio or creative uses

## DESCRIPTION

The accommodation comprises the ground floor of this attractive, two storey former agricultural building with walls of flint and brick construction under a pitched, slate tiled roof. Internally the space is arranged in two distinct areas with good natural light and a single, unisex WC. Parking is available directly adjacent to the property and on West End Lane.



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## ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor	100.66	1,083

*This floor area is approximate and has been calculated on a gross internal basis.*

## LOCATION

The property is set back from West End Lane close to The Candlestick Pub in a pleasant rural, yet accessible location with views across open countryside. The A1(M), Junction 4 is approximately 5 miles drive from the property, with Hatfield and Welwyn Garden City town centres and stations a similar distance.

## TRANSPORT



A1(M) Junction 4 - 5 miles



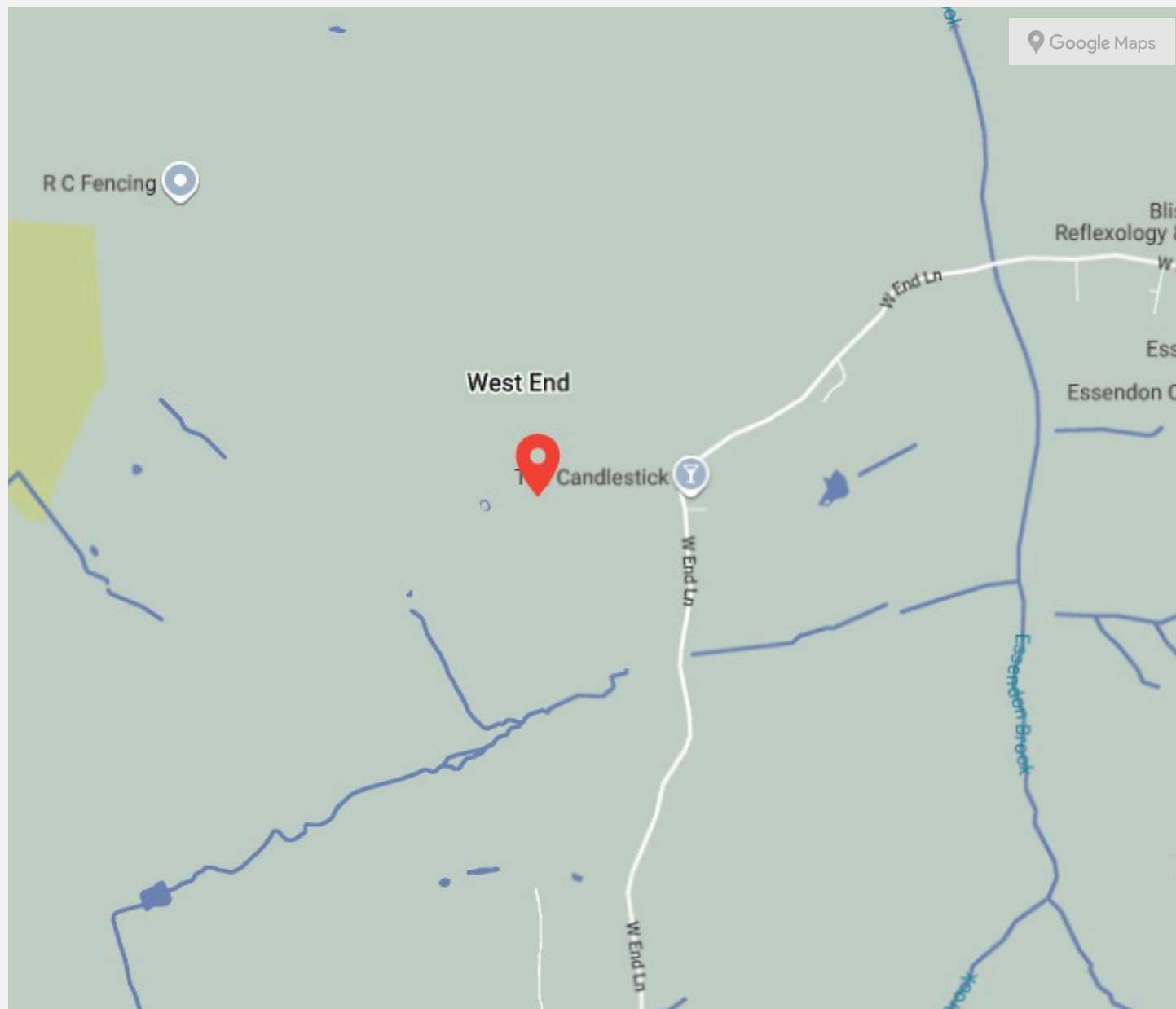
Welwyn Train Station - 6.5 miles



Hatfield Train Station - 5 miles

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## TERMS

The property is offered on a new lease for a term by arrangement.

## RENT

£12,000 per annum exclusive.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £11,000. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Welwyn Hatfield Borough Council - 01707 357000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

## EPC

Under assessment.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All rents quoted are exclusive of VAT (if applicable).

# CONTACT

GET IN TOUCH

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