

DOUGLAS TILBE HOUSE WELWYN GARDEN CITY

AL7 4PH

KEY DETAILS

- Substantial detached community building
- Multiple large open-plan and cellular rooms
- Ample kitchen facilities
- Extensive toilet and welfare facilities
- Car parking area
- Available on a new lease direct from the Landlord

DESCRIPTION

The property comprises a substantial community building of approximately 11,065 sq ft all at ground floor level. Originally designed and used as a community facility, the building provides a particularly extensive range of accommodation, incorporating a reception area, numerous offices, large open rooms together with multiple kitchen facilities, toilet and welfare provisions and a conservatory.

Externally there is a surfaced car park, landscaped garden areas and pond.

ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor	1027.95	11,065

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



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LOCATION

The property is situated on Hall Grove within an established residential neighbourhood in Welwyn Garden City, approximately 1.5 miles from the town centre.

The property occupies an established community setting, surrounded by a substantial residential population and benefiting from a good range of local amenities and services. The immediate area includes local shops, recreational facilities and other community uses, providing an excellent local catchment for a wide range of potential occupiers.

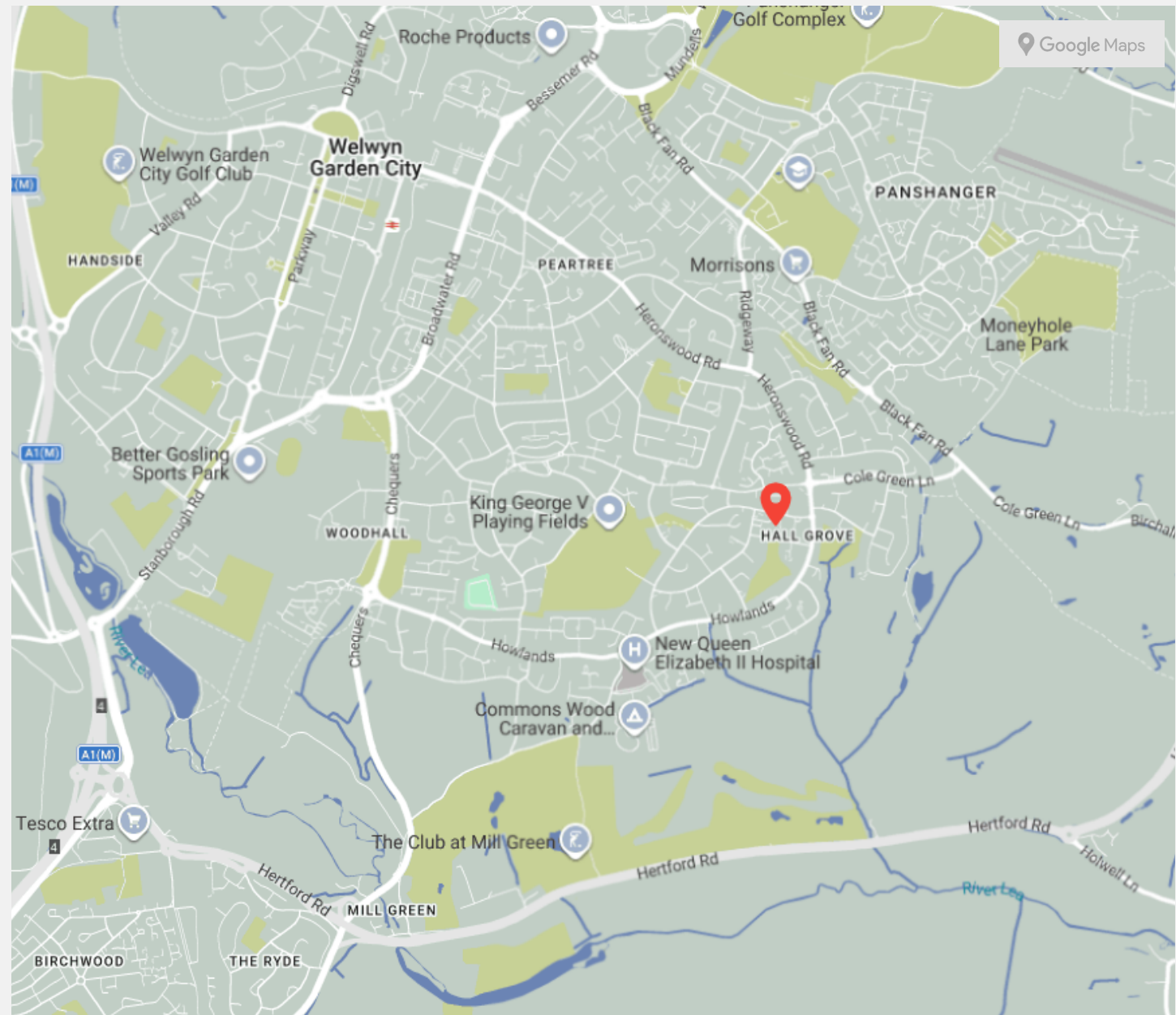
Welwyn Garden City town centre is readily accessible and provides an extensive range of retail, leisure and professional facilities. The town also benefits from excellent transport connections, with Welwyn Garden City Railway Station providing regular services to London and the wider area.

The A1(M) and A414 are also within convenient reach, providing good access to Hertfordshire and the wider regional road network.

The combination of its substantial accommodation, established residential catchment and accessible community location makes the property particularly well suited to a range of community, educational, leisure, healthcare and other alternative uses, subject to the necessary consents.

Community Space

TO LET



TENURE

Available to let on a new lease, direct from the landlord, on terms to be agreed.

RENT

Rent on application.

EPC

The property has an EPC rating of D 99.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £54,500.

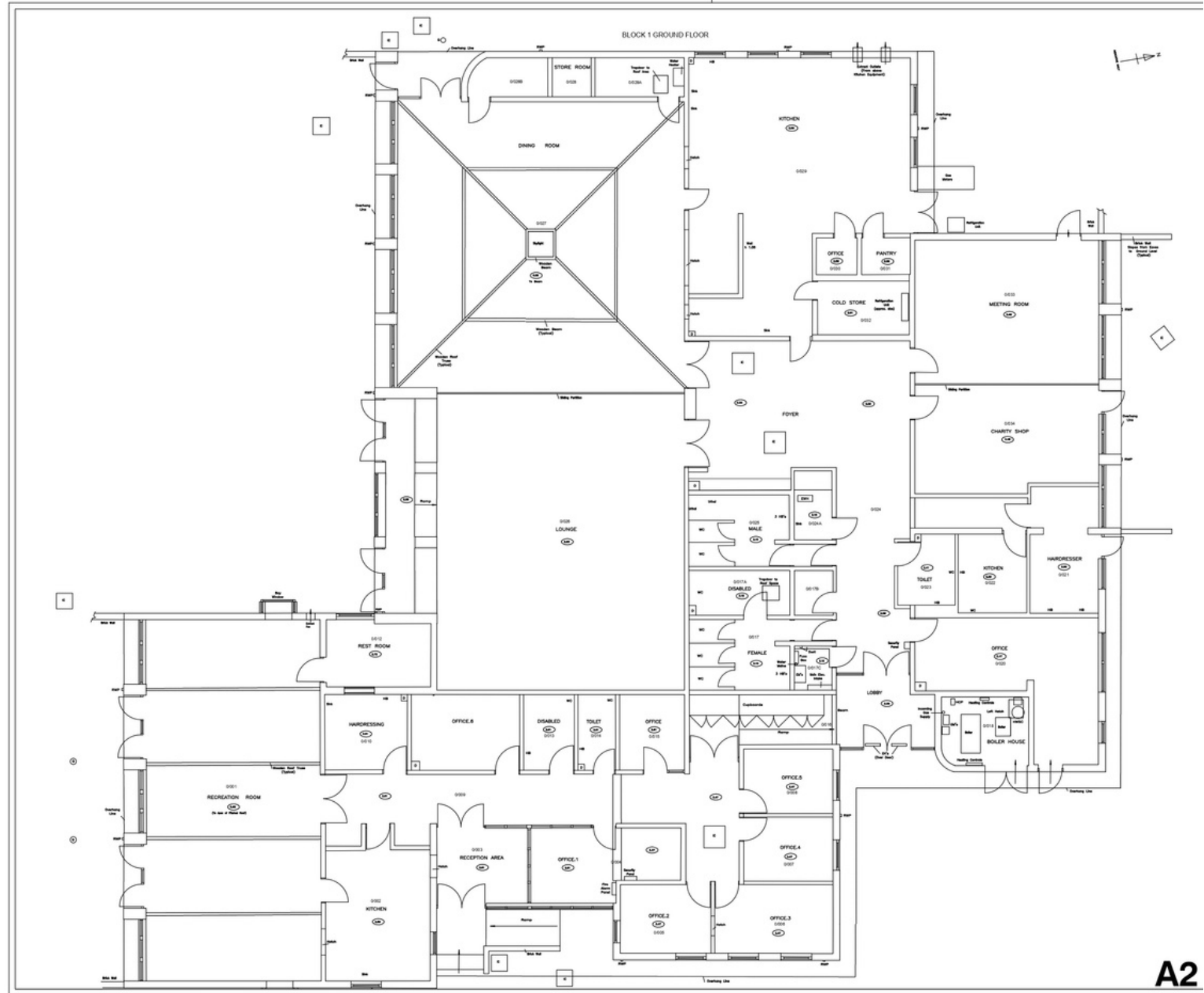
The rates payable will be a proportion of this figure. For rates payable, please refer to Welwyn Hatfield Borough Council – 01707 357000.

Charitable users may benefit from Business Rates Relief and should make their own enquiries.

LEGAL COSTS

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





CONTACT

GET IN TOUCH

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Viewing: Strictly by appointment only

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