

The background image shows a large, modern brick building with a dark roof, identified as Suite 6B at Wentworth Lodge. The building has large windows and is surrounded by greenery and a paved area. The sky is overcast with grey clouds.

SUITE 6B WENTWORTH LODGE WELWYN GARDEN CITY

AL8 7SR

bf.

brasierfreeth.com

Modern Self-Contained Office Suite - To Let - 1,100 Sq.ft

WENTWORTH LODGE WELWYN GARDEN CITY

AL8 7SR

Modern Self-Contained Office

TO LET

KEY DETAILS

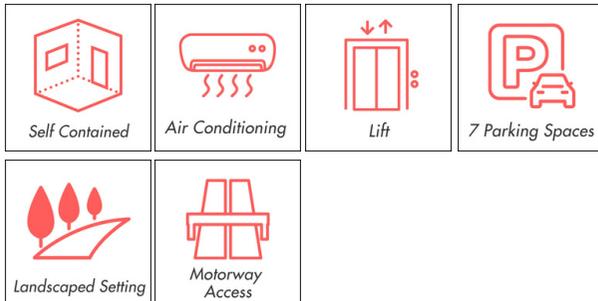
- Self-contained
- Air conditioning
- 7 parking spaces
- Attractive landscaped site
- Excellent road communications

DESCRIPTION

Wentworth Lodge is a low rise purpose built office building set in extensive landscaped grounds with excellent parking. It enjoys a particularly pleasant aspect, overlooking Welwyn Garden City Golf Club to the rear.

The available suite is situated on the first floor and is arranged in a principally open plan fashion, with the exception of a meeting/board room.

AMENITIES



WENTWORTH LODGE WELWYN GARDEN CITY

AL8 7SR

Modern Self-Contained Office

TO LET

ACCOMMODATION

Floor	Size Sq. ft	Size Sq.m
Suite 6B	1,100	102.2

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

The adjacent suite (6a) is also available, extending to 885 Sq.ft thus enabling a tenant to take a total of 1,965 Sq.ft with additional parking and exclusive use of the WC's and kitchen.

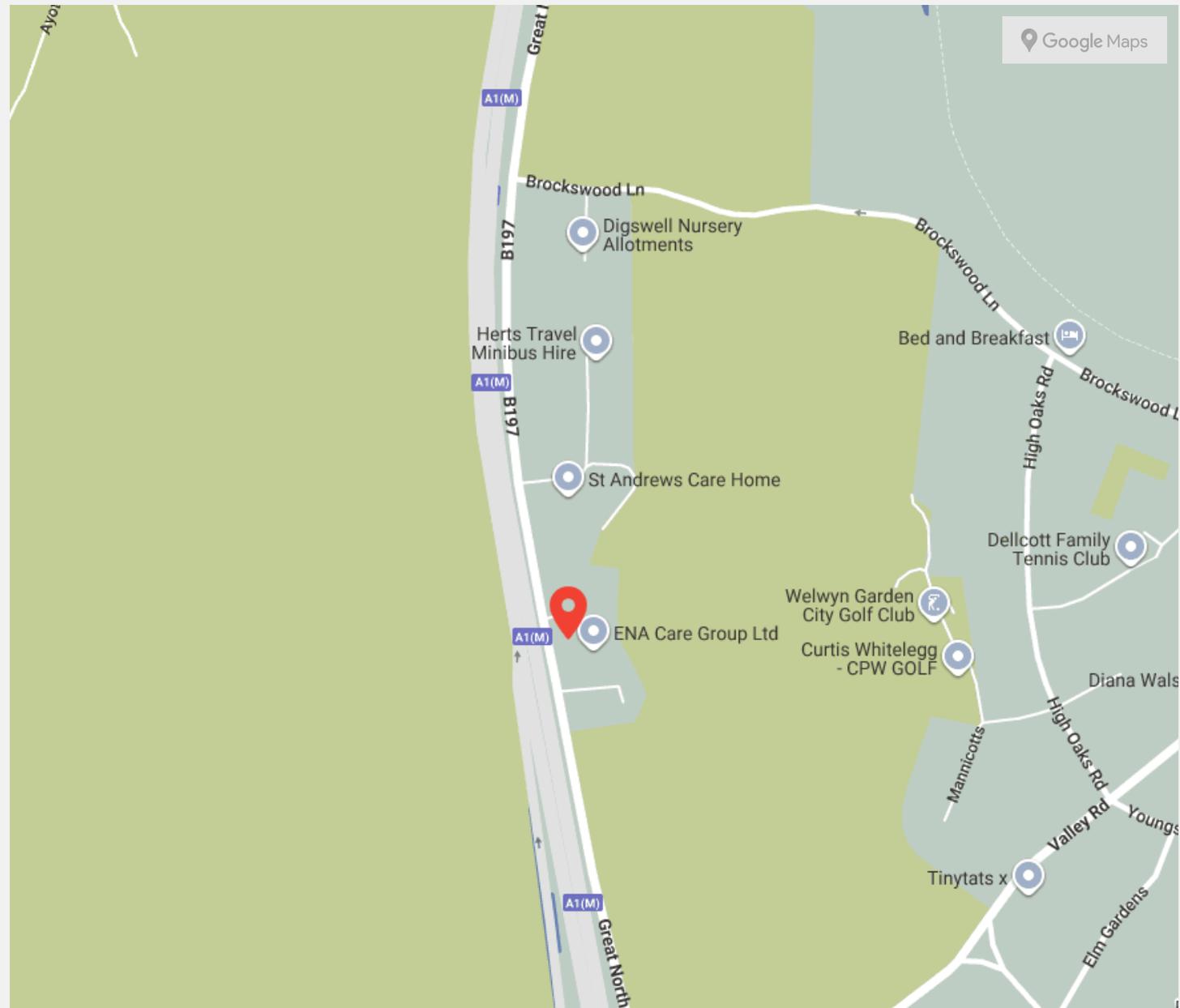
LOCATION

Situated on the fringe of Welwyn Garden City town centre, Wentworth Lodge is superbly located for road communications. It fronts the Great North Road, which runs parallel with the A1 (M), access to which is at Junction 4, less than half a mile away.

Welwyn Garden City town centre is within a few minutes drive and offers a wide range of shopping, eating and leisure facilities, together with frequent rail links to Central London, with a fastest journey time of 29 minutes.

TRANSPORT

-  A1 (M) (Junction 4) - 0.5 miles
-  Welwyn Garden City town centre - 1.5 miles
-  Welwyn Garden City Station - 1.5 miles



WENTWORTH LODGE WELWYN GARDEN CITY

AL8 7SR

TENURE

The suite is offered on a new lease for a terms by negotiation.

RENT

£22,000 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £21,000. 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

The property has an EPC rating of B 38. Details available upon request.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

Graham Ricketts

07841 235185

graham.ricketts@brasierfreeth.com

Elliot Fletcher

07523 801153

elliot.fletcher@brasierfreeth.com

Brasier Freeth

enquiries@brasierfreeth.com