

20A CHURCH ROAD

Welwyn Garden City
Hertfordshire
AL8 6PS



TO LET.

**FIRST FLOOR SELF-CONTAINED OFFICE ACCOMMODATION IN
PRIME TOWN CENTRE LOCATION**

1,770 SQ FT (164.45 SQ M)

Plus 122 SQ FT (11.3 SQ M) Ground floor storage room



For further information please contact: Halli Rutter

T: 01438 794594

E: halli.rutter@brownandlee.com

M: 07384 460022

W: www.brownandlee.com

Location:

Welwyn Garden City has a population of about 48,380 people (Census 2011) and is located in southern Hertfordshire, approximately 20 miles north of London. It benefits from good communications, the A1(M) being adjacent, the M1, 8 miles to the west and the M25, 5 miles to the south. There are excellent train services to London Kings Cross, and an electric train service to Moorgate. The nearest mainline InterCity Station is at Stevenage, 7 miles to the north. The airports at Luton, Heathrow, Stansted and Gatwick are all within easy travelling distance.

The property is located on Church Road at the southern side of the town centre. It provides first floor office above a retail block with its own self-contained ground floor entrance to the left-hand side of the property. The premises benefits from being situated adjacent to Sainsburys supermarket, as well as within walking distance from other town centre amenities and is directly opposite a car park.

Description:

The property is at first floor providing predominantly open plan carpeted office space, with its own designated kitchen and WC facilities. The suite benefits from gas fired central heating, surface mounted trunking and an entry phone system.

There is also a small storage room at ground floor level.

Accommodation:

The approximate net useable areas are as follows:

First Floor

Office	1,770 sq ft	164.44 sq m
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Ground Floor

Storage room	122 sq ft	11.3 sq m
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Total

Total net useable area	1,892 sq ft	175.77 sq m
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Features

- Prime town centre location
- Directly opposite a pay and display car park
- Gas fired central heating system
- LED lighting
- Entry phone system
- Suspended ceiling
- Partial air-conditioning
- Kitchen
- Separate male and female WCs

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

£29,950 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £..... The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

