

8 PROSPECT PLACE

**BROWN
&LEE**
Property Consultants

Welwyn
Hertfordshire
AL6 9EN



FOR SALE.

**FULLY LET SELF-CONTAINED OFFICE IN AFFULENT LOCATION
WITH RESIDENTIAL DEVELOPMENT POTENTIAL (STP)**

1641 SQ FT (152.34 SQ M)



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Location

The property fronts onto Prospect Place, and is situated approximately 0.4 miles west of Junction 6 of the M1(M). Welwyn is an affluent town situated around 6 miles south of Stevenage and 6 miles north of Hatfield.

The village offers a range of local amenities including shops, cafés and restaurants, all within walking distance of the property.

The nearest train station is Welwyn North, located approximately 1.3 miles to the east. Welwyn North provides regular services to London King's Cross, with journey times ranging between approximately 20 to 35 minutes, as well as connections to Stevenage and other regional destinations.

Description

The property is a period building which has been adapted for use as an office. It consists of the original period building to the front, and rear extension undertaken in 2007. Access is from the front at ground floor level, and from the rear at basement level.

Internally, it comprises of office space arranged over three floors being ground, first and basement. There is a mixture of individual suites and open plan working throughout. There are WC facilities at ground and basement levels, and a staff kitchen located on the basement level.

The property does not have any outside space or car parking provision. The property is not Listed.

Accommodation

The property is currently occupied by Birchwood Investment Management Limited on a lease expiring 31 October 2026. The passing rent is £30,000 per annum and the Tenant does not have security of tenure under the Landlord and Tenant Act 1954.

The approximate net useable areas are as follows:

Ground floor	446 sq ft	41.40 sq m
First floor	636 sq ft	59.04 sq m
Basement	559 sq ft	51.90 sq m

Total

Total net useable area	1641 sq ft	152.34 sq m
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Features

- Character building, not listed
- Affluent location
- Potential for residential conversion, subject to necessary consents
- Opportunity for vacant possession 2026
- Fully occupied by one tenant

Tenure

Freehold.

Price

£400,000.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £16,000. The UBR for 2025/26 is 55.5p 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)

TBC

VAT

Value Added Tax is not applicable on the sale.

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 purchasers should satisfy themselves as to their condition.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



Brown & Lee Commercial Property Consultants LLP

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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

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