

The Grange

3 Codicote Road
Welwyn
Hertfordshire
AL6 9LY



TO LET.

GROUND FLOOR OFFICE SUITE IN CHARACTER BUILDING

854.68 SQ FT (79.4 SQ M)



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Location

Welwyn is a popular and well-connected village situated just west of the A1(M), approximately 6 miles south of Stevenage and 8 miles north of Hatfield. The property is centrally positioned within the village, offering excellent access to independent shops, cafés, and local amenities.

Junction 6 of the A1(M) is located around 0.8 miles from the property, providing convenient road links to the wider Hertfordshire area.

Description

The available ground floor office suite forms part of a characterful Grade II listed property in the heart of Welwyn village. The suite comprises four individual office rooms, a kitchenette, WC, and dedicated basement storage. Access is via a shared reception area.

Accommodation

The suite comprises four individual office rooms, a kitchenette, WC and basement storage. The suite is accessed via a shared reception area.

The approximate net useable areas are as follows:

Ground Floor Office	854.68 sq ft	79.4 sq m
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Features

- Attractive village location with good transport links
- Close to amenities
- Shared reception area
- Gas central heating
- Cat V data cabling
- Entry phone system
- Four car parking spaces within a private gated car park to the rear

Tenure

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

Rental

£16,950 per annum, exclusive.

Service Charge

There is a contribution towards the repair and maintenance of the communal areas.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £15,250 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)

A copy of the EPC is available upon request.

VAT

We are advised by the owners that VAT is not applicable in this 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.

