



AITCHISON RAFFETY



- Self-contained office building
- Private gated car park
- 4 garages to the rear
- Close to A1(M)
- Cat V data cabling
- Gas central heating

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17-17A Mill Lane, Welwyn, Hertfordshire, AL6 9EU

Self-contained Office Building To Let

Approx. 2,161 Sq Ft (200.76 Sq M)

To Let

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Description

A three storey self-contained office building with a private gated car park and terrace of four garages to the rear which can be used for storage or additional parking. The ground floor offers a reception area, a board room, an open plan office and a server room. The upper floors provide a number of well fitted offices and meeting rooms. There is a kitchenette on the ground floor, a kitchen / breakout area on the second floor and WCs on each floor.

Location

The property is located in the centre of Welwyn village which is an attractive and busy village situated to the west of the A1(M), approximately 6 miles south Stevenage and 6 miles north of Hatfield. The offices are within a short walk of local shops, cafes and restaurants. The A1(M) (Junction 6) is approximately 0.6 miles from Mill Lane.

Floor Area

Ground	832 Sq Ft	77.29 Sq M
First	734 Sq Ft	68.19 Sq M
Second	595 Sq Ft	55.28 Sq M
Total	2,161 Sq Ft	200.76 Sq M

Rent

£25,000 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From verbal enquiries, we understand the current rateable value is £33,750 with rates payable in the order of £16,481 per annum.

VAT

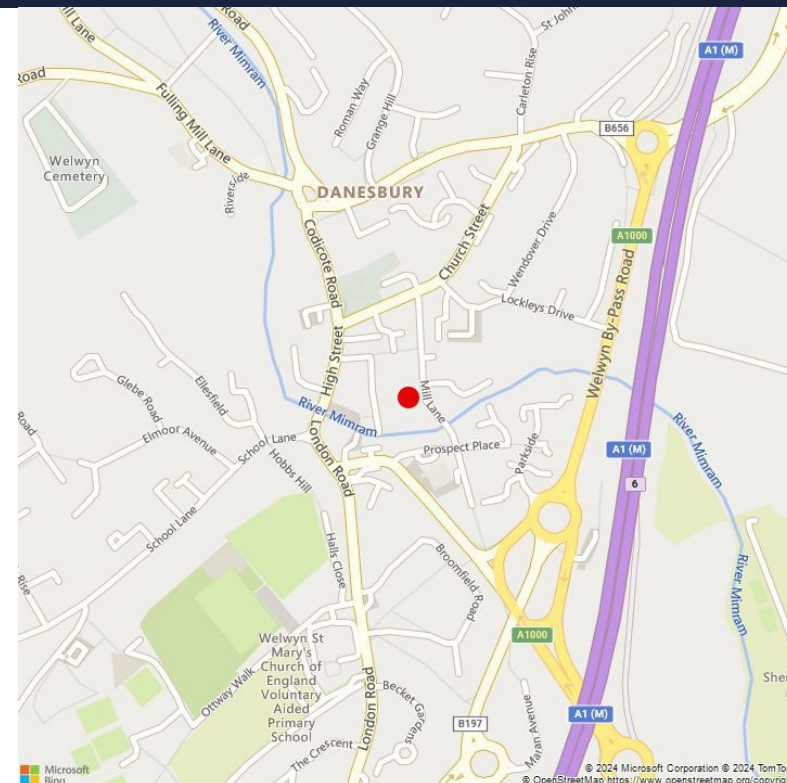
This property is subject to VAT.

Energy Performance Rating

Awaited

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

Strictly by appointment via
the sole agents - Aitchison
Raffety 01727 843232
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AITCHISON
RAFFETY

www.argroup.co.uk



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We invest in people Silver



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