

TO LET

MODERN CAMPUS OFFICES 2,442 - 6,490 SQ FT



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01707 274237

5 & 6 SILVER COURT • WELWYN GARDEN CITY • HERTFORDSHIRE • AL7 1LT





TO LET



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WELWYN GARDEN CITY

Offering excellent facilities within an attractive landscaped environment Welwyn Garden City is the home of major companies including Tesco, Roche and Paypoint. It also immediately adjoins Hatfield with its major business park.

The town is approximately 20 miles north of Central London between junctions 4 & 6 of the A1(M) and just 7 miles north of the M25 at junction 23 (South Mimms). In addition, the A414 dual carriageway provides an excellent east/west link between the M1 at Hemel Hempstead and the M11 at Harlow.

There is a fast electrified Thameslink train service to London Kings Cross / St Pancras (Europe's leading transport hub) in 25 mins and also services to Moorgate. There are direct links to the Victoria and Piccadilly tube lines at Finsbury Park.

In addition there is very convenient access to Luton and Stansted airports.

LOCATION

Silver Court forms part of the Watchmead business area which is a campus style development located on the east side of the town offering particularly convenient access to Hertford via the A414. St Albans is also conveniently close.

The development comprises three distinctive office buildings occupied by a range of office tenants.

DESCRIPTION

Each suite provides attractive, well-lit modern open plan office space, in an efficient configuration.

FLOOR AREA (Approximate Net Internal)

First Floor - 5 Silver Court	2,442 Sq Ft
First Floor - 6 Silver Court	4,048 Sq Ft
Overall Total	6,490 Sq Ft

FEATURES

First Floor - 5 Silver Court

- Prestige entrance area
- Lift
- Kitchen area
- Suspended ceilings & recessed LED lighting
- Part glazed partitioning
- Air conditioning
- Raised floors
- 11 parking spaces

First Floor - 6 Silver Court

- Prestige entrance area
- Extensive glazed partitioning
- Kitchen
- Suspended ceilings & recessed LED lighting
- Lift
- Air conditioning / radiators
- Raised floors
- 18 parking spaces

TERMS

The suites are available to let on a new lease either individually or together for a term to be agreed. In addition to rent the tenant will also be responsible for the payment of rates and a service charge to cover the shared costs of running the building and external areas.

ENERGY PERFORMANCE

EPC Ratings: FF5 (C50), FF6 (C69).

INSPECTION

To view or for further information please contact:

Clay Davies
c.davies@davies.uk.com

Daniel Hiller
d.hiller@davies.uk.com

Mike Davies
m.davies@davies.uk.com