

Gate House Welwyn Garden City AL8 6NS

To Let

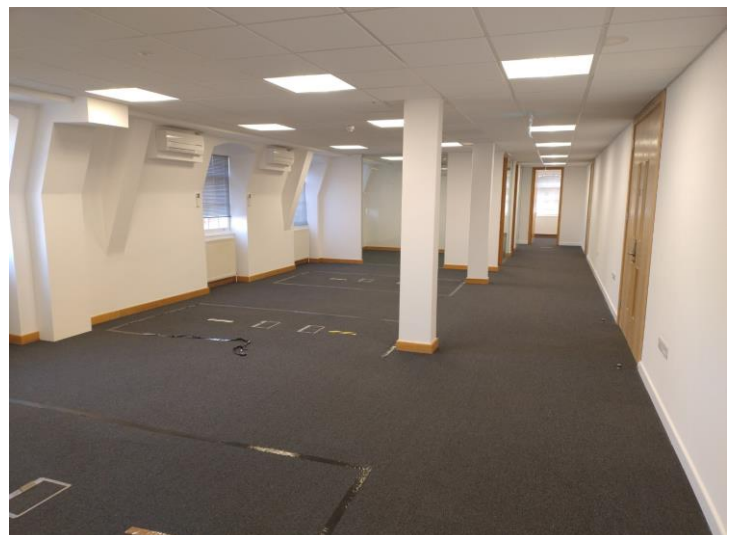
High Quality Air-Conditioned Town Centre Offices

Various suite sizes from 638 - 2,053 Sq Ft Approx.

Prominently located next to the Station



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The Gate House

Fretherne Road, Welwyn Garden City AL8 6NS

A VIBRANT LOCATION

Welwyn Garden City offers a world-famous landscaped environment and is a designated Conservation Area.

Located approx. 24 miles north of Central London it enjoys regular rail connections approx. every 15 minutes to Kings Cross and Finsbury Park (19 minutes) providing access to the Victoria / Piccadilly line.

It adjoins Junction 4 and 6 of the A1M just 9 miles north of the M25 at J23 (South Mimms) and the A414 dual carriageway provides a fast and convenient east-west link to the M1 at Hemel Hempstead and the M11 at Harlow.

The vibrant town centre includes major John Lewis and a wide range of cafes and restaurants.

PREMIUM QUALITY OFFICE CENTRE

Located in the town centre to take full advantage of its amenities Gate House is also immediately next to the station providing a mix of retail, hotel and high-quality office accommodation.

Accessed from Fretherne Road through an access-controlled reception area the available suites form part of the 2nd and 3rd Floor and serviced by a lift and staircase area.

Features include:

- New suspended ceilings with LED lighting
- New carpets and decorations
- High-quality shared kitchen facilities
- Ladies and gents WCs
- New double glazed fully sealed sash windows
- Lift
- Radiator central heating and air conditioning
- Impressive access-controlled entrance and reception areas

CAR PARKING

There are no allocated parking spaces, however there is free short-term roadside parking outside the offices and all-day parking at both Howards Gate and Osborne Way where season tickets are available for purchase.

AVAILABILITY

Floor	Suite No.	Size (Sq Ft)
Second	Unit 1	638 Sq Ft
Second	Unit 2	681 Sq Ft
Third	03-10	1,359 Sq Ft
Third	03-02	2,053 Sq Ft
Third	03-16	1,857 Sq Ft

TERMS

Each suite is available to let on a new flexible lease direct from the Landlord for a term to be agreed.

Rent £23.50 per sq ft per annum plus VAT.

SERVICE CHARGE / BUILDING INSURANCE

There is a service charge to cover shared costs of the building. This is currently equivalent to approx. £6.50 per sq ft plus VAT. Electricity is separately sub metered and payable for in addition by the occupier.

The tenant will also need to pay a relevant proportion of the Landlord's building and third-party liability insurance. Approx. £0.50 per sq ft.

Full details available upon request.

ENERGY PERFORMANCE CERTIFICATE

Category C (70)

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Details available on request

INSPECTION

Please contact Davies & Co on 01707 274237.

NOTE

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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