

6 Silver Court Welwyn Garden City AL7 1LT

To Let

Ground Floor Office Suite with self-contained entrance

2,150 Sq Ft (Net) Approx.

9 parking spaces



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O14-13

Ground Floor, 6 Silver Court (Suite 1) Welwyn Garden City, Herts AL7 1LT

WELWYN GARDEN CITY

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

The town is approx 20 miles north of Central London between junctions 4 and 6 of the A1(M) 7 miles north of the M25 at junction 23 (South Mimms).

In addition the A414 dual carriageway provides a fast east/west link between the M1 at Hemel Hempstead and the M11 at Harlow.

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

LOCATION

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

Silver Court comprises three distinctive campus style office buildings occupied by a range of office tenants.

DESCRIPTION

The available ground floor suite forms part of a two-storey headquarters office building in a development of five.

It offers the following features:

- Own self-contained entrance
- Radiator central heating
- Perimeter trunking
- Suspended ceilings with recessed LED lighting
- Kitchen
- A range of existing office partitioning

The offices are to be redecorated and recarpeted on expiry of the current lease.

APPROX. (NET INTERNAL) FLOOR AREA

2,150 Sq Ft

CAR PARKING

9 spaces.

LEASE TERMS

Available to let on a new lease for a term to be agreed.

Rent £37,750 per annum plus VAT.

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.

Full details are available on request.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Up to 31/03/2023 £28,500. From 1/04/2023 £42,000.

Rates payable 49.9% but subject to transitional relief.

AVAILABILITY

August 2023

INSPECTION

For further information please email Mike Davies (m.davies@davies.uk.com) or Daniel Hiller (d.hiller@davies.uk.com) or telephone 01707 274237.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified).

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: C(52)

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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