

# First Floor, Orion House Welwyn Garden City AL7 3BG To Let



First Floor Modern Air-Conditioned Offices

**13,706 Sq Ft (Divisible)**

- Imposing building
- Close to Station and Town Centre
- To be refurbished
- 60 parking spaces
- Attractive entrance and reception



D8735 & D8736.1  
[O40-14]

# First Floor Offices, Orion House

## Bessemer Road, Welwyn Garden City, Herts AL7 1HE

### WELWYN GARDEN CITY

Offering a superb landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies including, Roche, Tesco and Paypoint.

The town lies approximately 20 miles north of Central London between Junctions 4 and 6 of the A1(M) with the M25 just 7 miles to the south.

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

There is a fast-electrified train service to London Kings Cross and Moorgate with underground links at Finsbury Park.

The town has an attractive town centre including a major John Lewis department store.

### DESCRIPTION

An attractive and distinctive modern campus style building close to town centre amenities and the station.

This high specification Grade A first floor office features:

- Impressive manned reception
- 3 pipe fan coil air conditioning
- Suspended ceilings with LED lighting
- To be fully redecorated and carpeted
- Fully accessible raised floors
- Male & female WC facilities.
- Passenger and goods lift

### APPROX. (NET INTERNAL) FLOOR AREAS

13,706 sq ft (may be divisible from c4,000 sq ft)

### CAR PARKING

60 spaces

### TERMS

The space is available to let on a new lease for a term to be agreed. Rent £19.50 per sq ft.

There is a service charge for shared building and estate costs of approx. £5.50 psf plus electricity consumption.

All terms are subject to VAT where applicable. VAT is payable on the rent.

### RATEABLE VALUE

Please see the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk). Up to 31 March 2023 £161,000 then £227,000. Rates payable approx. 51.2%.

### AVAILABILITY

At an early date to be agreed.

### INSPECTION

For further information please contact Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) / Clay Davies ([c.davies@davies.uk.com](mailto:c.davies@davies.uk.com)) / Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or Telephone 01707 274237.

### NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate Category C (62) [TBC].

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.