

1 Swallow Court Welwyn Garden City AL7 1SB

To Let

Modern Ground Floor Office Suite

1,320 Sq Ft (Net) Approx.



D8862
O29-12

Ground Floor Offices, 1 Swallow Court Swallowfields, Welwyn Garden City, AL7 1SB

LOCATION

Welwyn Garden City lies between Junctions 4 and 6 of the A1(M) approximately 10 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.

Welwyn Garden City station provides a fast regular service to London Kings Cross and Moorgate with a journey time of approximately 25 minutes. Direct connections to the Victoria and Piccadilly line are available at Finsbury Park.

Welwyn Garden City offers an extremely attractive landscaped environment featuring high quality housing and a quality shopping centre including a major John Lewis department store.

Major office occupiers include Xerox, Tesco, Roche, and Paypoint.

Swallow Court is located in Swallowfields which is within the main commercial area accessed from Bridge Road East adjoining the B&Q store.

DESCRIPTION

The property comprises a ground floor office suite on the front of a small development.

It is to be refurbished by the landlord to include the following features;

- New decorations.
- Recessed suspended ceiling with LED lighting.
- Male and female toilets.
- Small rear delivery facility.
- Kitchen

APPROX. NET INTERNAL FLOOR AREA.

1,320 Sq Ft

CAR PARKING

4 parking spaces with unrestricted roadside parking opposite.

TERMS

The property is available to let on a new lease on a term to be agreed.

Rent £22,500 per annum.

VAT is not payable on the rent.

In addition to the rent the occupier will also be responsible for the payment of a building service charge and a share of the landlord's third-party liability insurance.

AVAILABILITY

On completion of legal formalities.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £22,750

Rates payable 49.9% for the y/e 31/3/2025.

INSPECTION

For further information please contact Davies & Co on 01707 274237.

NOTES:

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

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: Available shortly.

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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