



ROSANNE
HOUSE

PARKWAY
WELWYN GARDEN CITY
AL8 6JE



NEWLY REFURBISHED HIGH QUALITY OFFICE SUITES **TO LET**

2,950 sq ft / 3,669 sq ft / 6,619 sq ft

- ▶ Prime town centre location
- ▶ Short walk to Welwyn Garden City railway station
- ▶ Air conditioning
- ▶ On site car parking





LOCATION

Situated in Welwyn Garden City town centre, with its extensive shopping and eating facilities. Rosanne House is only a few minutes walk from the station, from where there are regular services to London, Kings Cross/St Pancras and Moorgate with a fastest journey time of only 26 minutes.

Welwyn Garden City lies some 24 miles north of Central London, between Junctions 4 and 6 of the A1(M), just 6 miles north of the M25 (J23). The A414 dual carriageway, provides a swift east/west link between the M1 at Hemel Hempstead and M11 at Harlow.

DESCRIPTION

Rosanne House is an attractive and imposing office building occupying a prominent position at the junction of Parkway and Bridge Road East, directly opposite the John Lewis Department store.

The available suites are situated on the second and third floors and have been comprehensively refurbished. Each is arranged in an open plan fashion, with multiple aspects providing excellent natural light and pleasant views over the lawned and landscaped Parkway and The Campus green space.

KEY FEATURES

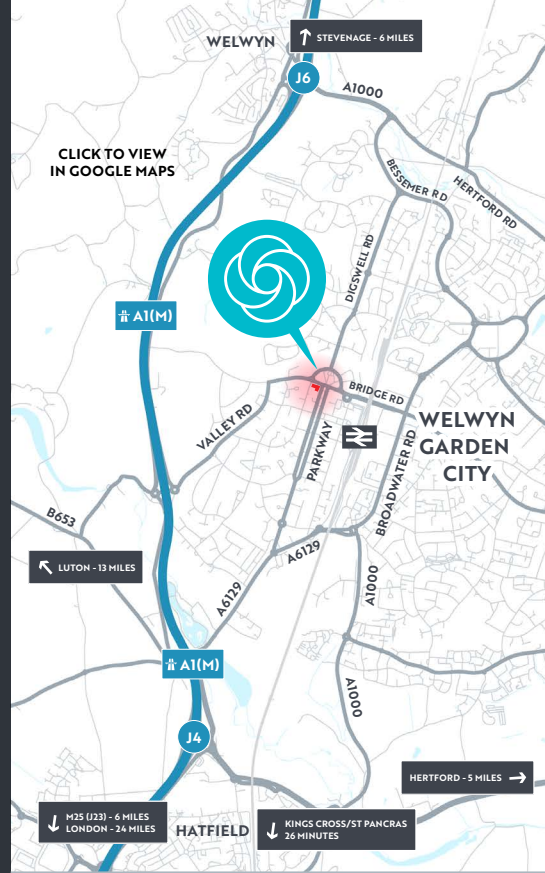
- ▶ Comprehensively refurbished.
- ▶ Air conditioned.
- ▶ Furnished and partitioned kitchen/staff break out area (third floor) and new tea point (second floor).
- ▶ Impressive building reception.
- ▶ On site parking.
- ▶ New carpets and decorations.
- ▶ New ceiling with inset LED lighting.
- ▶ High quality partitioning retained on third floor.

ACCOMMODATION

2nd floor	2,950 sq ft	274.1 sq m	8 parking spaces
3rd floor	3,669 sq ft	340.8 sq m	10 parking spaces
Total	6,619 sq ft	614.9 sq m	18 parking spaces

These floor areas are approximate and have been calculated on a net internal basis.

Each of the suites have an EPC rating of C.



TENURE

The suites are offered individually or in combination on new leases for flexible terms by negotiation.

BUSINESS RATES

According to <https://www.gov.uk/correct-your-businessrates>, the second floor has a rateable value of £38,250 and the third £47,750. Please note that this is not the amount that you pay, this presently being 51.2% for the year ending 31 March 2023.

RENT

Upon application.

VIEWING & FURTHER INFORMATION

For viewing and further information, please contact the joint agents:



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