



SUPERB TOWN CENTRE OFFICES
3,725 SQ FT (NET) APPROX

Price: £1,650,000 + VAT

10 Parkway
Welwyn Garden City
Hertfordshire
AL8 6HG

- Detached Building
- Prime location
- 15 parking spaces
- Short walking distance from Station
- Potential for alternative uses
- Vacant possession

10 PARKWAY, WELWYN GARDEN CITY, HERTFORDSHIRE, AL8 6HG

LOCATION

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

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.

The town has a fast train service connected with Kings Cross. Also Moorgate with underground links at Finsbury Park.

ACCOMMODATION

One of a small group of neo-Georgian detached office buildings situated in a prime position overlooking the tree-lined Parkway and directly opposite John Lewis, in the heart of Welwyn Garden City town centre. It is within the conservation area.

Constructed in the traditional Welwyn Garden City style, the building features attractive red brick elevations with Georgian type windows beneath a pitched roof. It is arranged over ground, first and second floors.

To the rear are 15 private car parking spaces, accessed via a gated driveway to the right.

The ground floor provides open plan office space plus a meeting room and kitchen and benefits from exclusive use of the impressive main front entrance. Alternative access is available from the side. The accommodation features large, deep sash windows providing excellent natural light, LED lighting and a ceiling mounted heating and cooling ventilation system. It has recently been redecorated and recarpeted by the vendor.

The first floor comprises predominantly open plan accommodation with reception, meeting room, kitchen and a number of partitioned private offices. The second floor provides further office accommodation arranged as two open plan areas. There are ground floor male and female WCs that serve all three floors.

The property is suitable for a wide range of office occupiers and offers flexibility for multi-occupancy or subletting. If required it may also be suitable for a variety of alternative uses, including a day nursery, medical or clinical use, educational and health and fitness.

There may also be potential for conversion to residential use, subject to planning.

FLOOR AREAS (approx.)	Gross Sq Ft	Net Sq Ft
Ground Floor	1,963	1,694
First Floor	1,420	1,315
Second Floor	725	716
TOTAL	4,108	3,725

TERMS

The property is available, for sale freehold with vacant possession from February 2027.

Guide price £1,650,000 plus VAT.

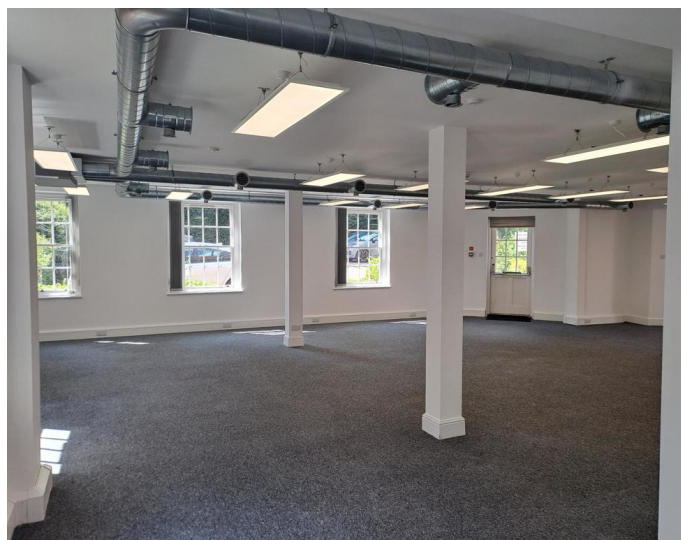
BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £31,250 for the ground floor and £37,000 combined for the first and second floors (Total £68,250).

Rates payable 43.2% for the y/e 31/03/2027.

EPC

GF - B(29). FF&SF - E(125)



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 (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. 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.

Davies
01707 274237

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