



**ATTRACTIVE AIR-CONDITIONED FIRST FLOOR OFFICES
SUITE
2,442 SQ FT**

Rent: £42,735 p.a.

First Floor 5 Silver Court
Watchmead
Welwyn Garden City
Hertfordshire
AL7 1TS

- Prestige entrance area
- Lift
- Kitchen area
- Suspended ceilings & recessed LED lighting
- Part glazed partitioning
- Air conditioning

FIRST FLOOR 5 SILVER COURT, WATCHMEAD, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1TS

Location

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

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

Accommodation

The available accommodation comprises the entire first floor of Building 5 which has a prestige entrance area shared with the ground floor suite. It has just been refurbished.

Features include:

- Attractive modern campus style development
- Feature entrance and staircase areas
- Air Conditioning
- Raised floors
- Lift
- Raised access floor
- New carpets and decorations
- Some partitioned offices / meeting room
- Data Cabling
- Newly refurbished ladies and gents WCs

	Sq Ft
TOTAL	2,442
Car Parking Spaces	11

Tenure

The suite is available to let on a new lease either individually or together with suite 6 for a term to be agreed. In addition to rent the tenant will also be responsible for the payment of rates and service charge to cover the shared costs of running the building and external areas.

Planning Information

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Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £59,500.

Rates payable approx. 48% for the y/e 31/3/2027.

Other Information

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.

Energy Performance Certificate: Category C (50)

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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