



GROUND FLOOR UNIT 1 LITTLE RIDGE WELWYN GARDEN CITY

AL7 2BH

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Office
TO LET

KEY DETAILS

- Recently refurbished
- Suitable for a range of uses
- 2 parking spaces
- Kitchenette

DESCRIPTION

This ground-floor office forms part of a modern two-storey business building, offering open-plan accommodation complemented by male and female WC facilities, a fitted kitchen, and suspended ceilings throughout. The office has recently undergone a comprehensive refurbishment.

ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor	111.85	1,204

This floor area is approximate and has been calculated on a net internal basis.

TERMS

Available on a new lease for a term to be agreed.



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LOCATION

The town of Welwyn Garden City is situated between Hatfield and Stevenage, just east of the A1(M) motorway and approximately 25 miles north of Central London.

The M25 (Junction 23 - South Mimms) is approximately 7 miles to the south, and the A414 dual carriageway, which skirts the edge of the town, provides a fast east-west link between the M1 at Hemel Hempstead and the M11 at Harlow.

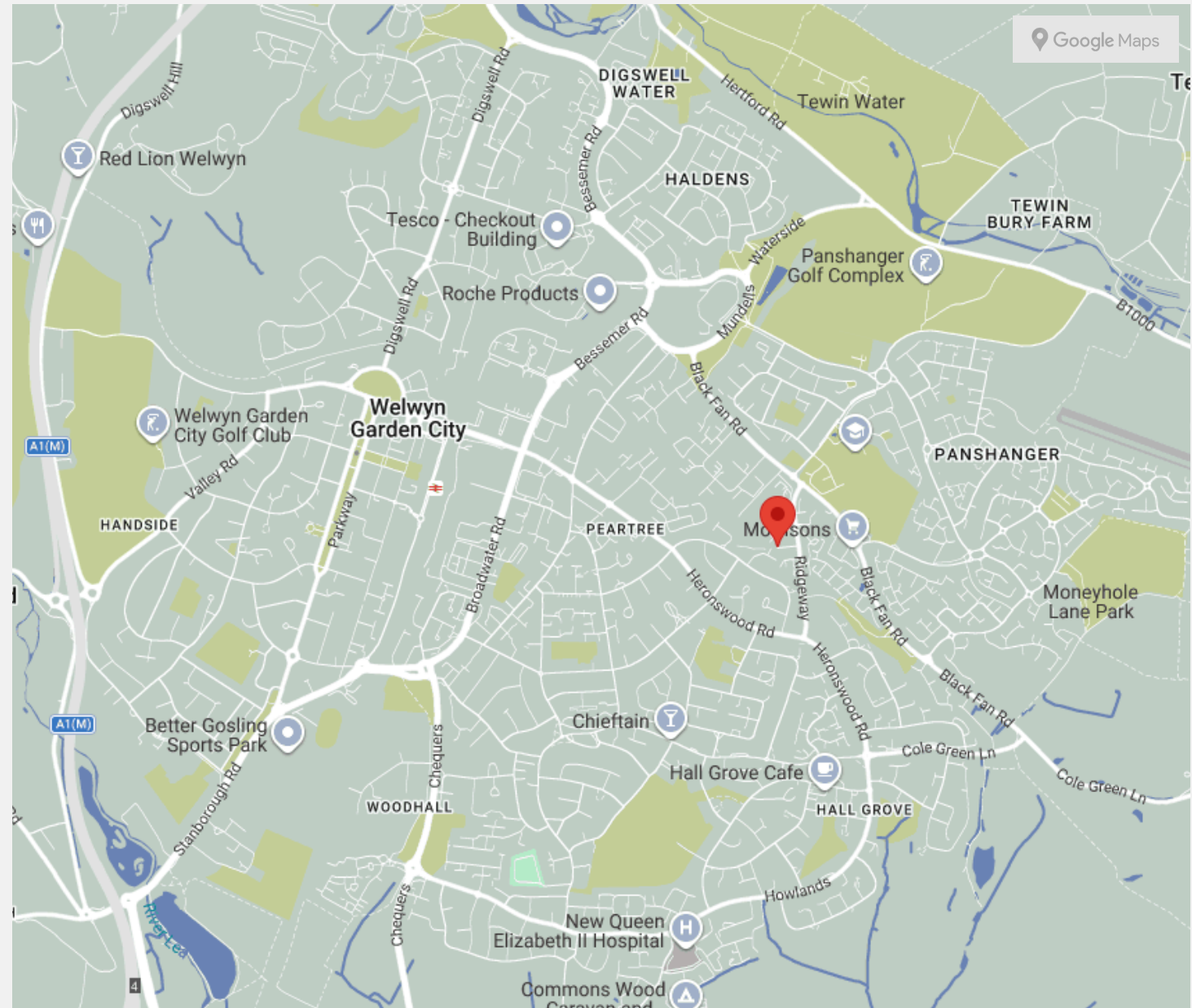
The local train station has a fast modern train service to Kings Cross.

Welwyn Garden City's attractive neo-georgian town centre with its extensive planned landscaping has attracted many major corporate occupiers including Tesco and Roche.

Little Ridge is an attractive modern development of office and industrial units.

Little Ridge is located approximately midway along Ridgeway, between Black Fan Road (B195) and Heronswood.

Within the local area is one of the major commercial regions of Welwyn Garden City.



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RENT

£15,000 per annum exclusive.

SERVICE CHARGE

There is a small service charge for the upkeep of the common parts.

EPC

C 65.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £23,000. The rates payable will be a proportion of this figure. For rates payable please refer to Welwyn Hatfield Council, 01707 357 000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



CONTACT

GET IN TOUCH

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Davies & Co (Joint Agency)

Clay Davies

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