



**HIGH QUALITY FULLY FITTED OFFICE SUITE IN PRIME  
TOWN CENTRE LOCATION  
2,590 SQ FT**

**Rent: £67,360 p.a.**

**Rosanne House (5th Floor)  
Parkway  
Welwyn Garden City  
Hertfordshire  
AL8 6HG**

- Large reception / meeting / break out area
- Data cabling
- Air-Conditioning
- LED Lighting
- Onsite car parking
- Opposite major John Lewis Department Store

# ROSANNE HOUSE (5TH FLOOR), PARKWAY , WELWYN GARDEN CITY, HERTFORDSHIRE, AL8 6HG

## Location

Welwyn Garden City is just 24 miles north of Central London between J4 and 6 of the A1(M), and 6 miles north of the M25 at J23 (South Mimms). The A414 dual carriageway provides a swift east/west link between the M1 at Hemel Hempstead and the M11 at Harlow.

Prominently situated right in the landscaped heart of Welwyn Garden City town centre, Rosanne House benefits from extensive attractive shopping, banking and restaurant facilities including the major John Lewis Department Store.

It is a short walk from the station which offers a regular service to London Kings Cross / St Pancras with a fastest journey time of only 26 minutes and with Victoria and Piccadilly connections at Finsbury Park.

## Accommodation

Rosanne House is an attractive and imposing town centre office building occupying a prominent position amidst extensive landscaping at the junction of Parkway and Bridge Road directly opposite John Lewis.

The accommodation comprises a fully fitted 'penthouse' suite on the top floor of the building with superb outlooks over Welwyn Garden City and the open countryside beyond.

Dormer windows provide an attractive design detail.

It's essentially a rectangular open plan space with a secondary fire escape enclosure at one end. The accommodation has been substantially upgraded and refurbished to include the following: -

- Large reception / meeting / break out area.
- Full height glazed frameless partitioning Board / meeting room.
- High quality kitchen and break out area.
- Comms area.
- Data cabling.
- Air-Conditioning.
- Modern replacement PVC double glazed sash window units
- LED lighting

| Floor Areas (approx. NIA) | Sq Ft        |
|---------------------------|--------------|
| Fifth Floor               | 2,590        |
| <b>TOTAL</b>              | <b>2,590</b> |
| Car Parking Spaces        | 5            |

## Tenure

Available on a new lease for a term to be agreed up to August 2028. Rent £67,360 per annum.

There is a service charge for shared building and estate costs.

## Business Rates

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £67,000.

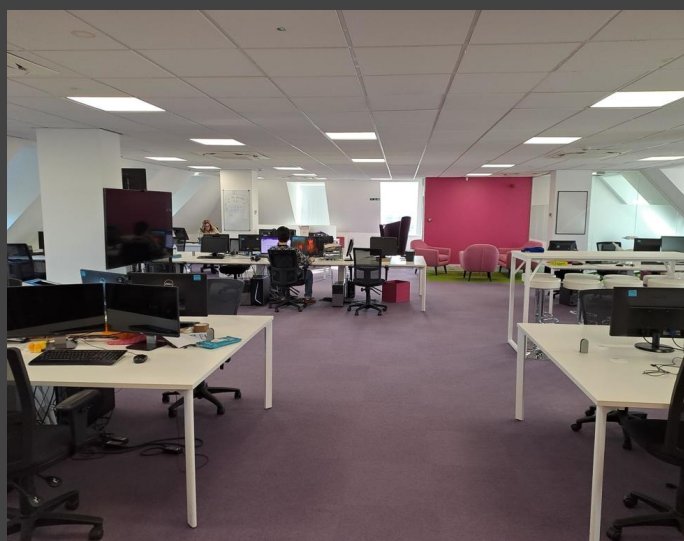
Amount payable 55.5% for the y/e 31/03/2026

## Legal Costs

Each party is responsible for their own legal costs.

## Other Information

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



**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](http://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.

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**Davies**  
**01707 274237**