



HIGH QUALITY TOWN CENTRE OFFICE SUITES 1,336 - 2,051 SQ FT

Rent: £23.50 per sq ft per annum

Gate House
Fretherne Road
Welwyn Garden City
Hertfordshire
AL8 6NS

- New suspended ceilings with LED lighting
- New carpets and decorations
- Lift
- Double glazed fully sealed sash windows
- Radiator central heating and air conditioning

GATE HOUSE, FRETHERNE ROAD, WELWYN GARDEN CITY, HERTFORDSHIRE, AL8 6NS

Location

Welwyn Garden City offers a world-famous landscaped environment and is a designated Conservation Area.

Located approx. 24 miles north of Central London it enjoys regular rail connections approx. every 15 minutes to Kings Cross and Finsbury Park (19 minutes) providing access to the Victoria / Piccadilly line.

It adjoins Junction 4 and 6 of the A1M just 9 miles north of the M25 at J23 (South Mimms) and the A414 dual carriageway provides a fast and convenient east-west link to the M1 at Hemel Hempstead and the M11 at Harlow.

The vibrant town centre includes major John Lewis and a wide range of cafes and restaurants.

Accommodation

Located in the town centre to take full advantage of its amenities Gate House is also immediately next to the station providing a mix of retail, hotel and high-quality office accommodation.

Accessed from Fretterne Road through an access-controlled reception area the available suites form part of the 3rd Floor and serviced by a lift and staircase area.

Features include:

- * Suspended ceilings with LED lighting
- * High-quality shared kitchen facilities
- * Ladies and gents WCs
- * New double glazed fully sealed sash windows
- * Lift
- * Radiator central heating and air conditioning
- * Impressive access-controlled entrance and reception areas

Floor Areas (approx. NIA)		Sq Ft
Third Floor	03-12	1,336
Third Floor	03-02	2,051
TOTAL		2,051

Tenure

Each suite is available to let on a new flexible lease direct from the Landlord for a term to be agreed. Rent £23.50 per sq ft per annum plus VAT.

There is a service charge to cover shared costs of the building. This is currently equivalent to approx. £8.50 per sq ft plus VAT. Electricity is separately sub metered and payable for in addition by the occupier. The tenant will also need to pay a relevant proportion of the Landlord's building and third-party liability insurance. Approx. £0.75 per sq ft.

Full details available upon request.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Details available on request

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.



For further information please contact Davies & Co on 01707 274237

Daniel Hiller d.hiller@davies.uk.com

Clay Davies c.davies@davies.uk.com

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.