



**REFURBISHED MODERN SELF CONTAINED GROUND  
FLOOR OFFICES SUITE  
1,204 SQ FT**

**Rent: £15,000 p.a.**

Ground Floor  
Unit 1  
Little Ridge  
Welwyn Garden City  
Hertfordshire  
AL7 2BH

- Recently Refurbished
- Suitable for a Range of Uses
- 2 Parking Spaces
- Kitchenette

# GROUND FLOOR, UNIT 1, LITTLE RIDGE, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 2BH

## LOCATION

The new 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 southern edge of the town provides fast east-west link between the M1 at Hemel Hempstead and 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 include Tesco and Roche.

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

Little Ridge is located at the head of a cul-de-sac 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

## ACCOMMODATION

This Ground floor office forms part of a two-storey business building.

The available accommodation comprises of a open plan office area.

Features include:

Male and female toilet facilities.  
Suspended ceiling.  
Kitchen facilities.

The space has recently been refurbished.

FLOOR AREAS (approx. NIA)	Sq Ft
<b>TOTAL</b>	<b>1,204</b>
Car Parking Spaces	2

## TERMS

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

Rent and other property outgoings are subject to VAT.

## SERVICE CHARGE

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

## BUSINESS RATES

Please see the Valuation Office Agency website. Indicated assessment £23,000

## EPC

To be confirmed.

For further information please contact Davies & Co on 01707 274237

Clay Davies c.davies@davies.uk.com  
Daniel Hiller d.hiller@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](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.

**Davies**  
01707 274237