



**FIRST FLOOR MODERN AIR-CONDITIONED OFFICE
SUITE**
3,376 - 7,415 SQ FT

**Rent: £26.00 per sq ft per
annum**

First Floor 3 Albany Place
Broadwater Road
Welwyn Garden City
Hertfordshire
AL7 3BG

- Very close to Station and Town Centre
- 32 parking spaces

FIRST FLOOR 3 ALBANY PLACE, BROADWATER ROAD, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 3BG

Location

Albany Place is Welwyn Garden City's most conveniently located office development.

Perfectly situated for easy access by rail and road. Albany Place is only a three-minute walk from the WGC station and town centre, John Lewis, multiple places to eat, a large Sainsbury's supermarket, Waitrose and a whole lot more and you've got all your staff will ever need on the door step

WELWYN GARDEN CITY

Offering a superb landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies including, Roche, Tesco and Paypoint.

The town lies approximately 20 miles north of Central London between Junctions 4 and 6 of the A1(M) with the M25 just 7 miles to the south.

In addition the A414 dual carriageway provides a fast and convenient east-west link to the M1 at Hemel Hempstead and the M11 at Harlow.

There is a fast-electrified train service to London Kings Cross and Moorgate with underground links at Finsbury Park.

Accommodation

A fully fitted high specification Grade A first floor office suite.

FEATURES

Impressive reception
3 pipe fan coil air conditioning
Suspended ceilings with LG3 lighting
Fully redecorated and carpeted
A range of fitting out workings including cabling.
Fully accessible raised floors
Male & female WC facilities.
Passenger lift

Floor Areas (approx. NIA)	Sq Ft
TOTAL	7,415
Car Parking Spaces	32

Tenure

The suite is available to let on a new lease for a term to be agreed.

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

All terms are subject to VAT where applicable. VAT is payable on the rent.

Business Rates

Please see the Valuation Office Agency website www.voa.gov.uk.

Rates payable approx. 55.5% of that number up to 31.03.26.

Other Information

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

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.

Energy Performance Certificate Category C (62).

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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