

FOR SALE
MIXED USE/LEISURE

**GRAHAM
SIBBALD**



**Woodhall Community Centre, Mill
Green Road, Welwyn Garden City,
Hertfordshire, AL7 3XD**

- Rarely Available Freehold Site
- Prominent Corner Location
- Large Hall Facilities and ancillary offices
- Kitchen and dining facilities

LOCATION

Woodhall Community Centre is located in the Peartree district of Welwyn Garden City. The location benefits from excellent transport links, with nearby access to key routes including the A1(M) motorway, providing direct connections to the M25 and wider national road network. The A414 also runs close by, offering routes towards Hertford, St Albans, and the M1 motorway.



DESCRIPTION

This unique property, originally built in the late 1930s, serves as a community center. The space offers a range of flexible spaces, with the main feature being a grand double-height hall with ancillary office and kitchen/cafe space. In addition to the community spaces, the former Post Office on-site is currently sub-let as office space.

The property boasts a spacious, open frontage onto a busy road with greenery and landscaped planting. There is a private parking area at the rear, accessible via Sandpit Road which can accommodate up to six vehicles, potentially more with double parking.

ACCOMMODATION

Main Hall	1,163 Sq Ft	108.04 Sq M
Office areas	2,257 Sq Ft	209.68 Sq M
Ancillary	2,152 Sq Ft	199.92 Sq M
Basement	421 Sq Ft	39.11 Sq M
Total	5,993 Sq Ft	556.75 Sq M

VAT

This property is not subject to VAT and therefore not payable on the price.

ENERGY PERFORMANCE CERTIFICATE E-120

QUOTING PRICE

£1,500,000 Offers in the Region of

TENURE

The property is available to purchase freehold.

PLANNING

The Site is largely in community use (Class F2 or potentially sui generis), planning permission will be needed for all changes of use, including other community based uses such as a nursery or gym.

More information available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

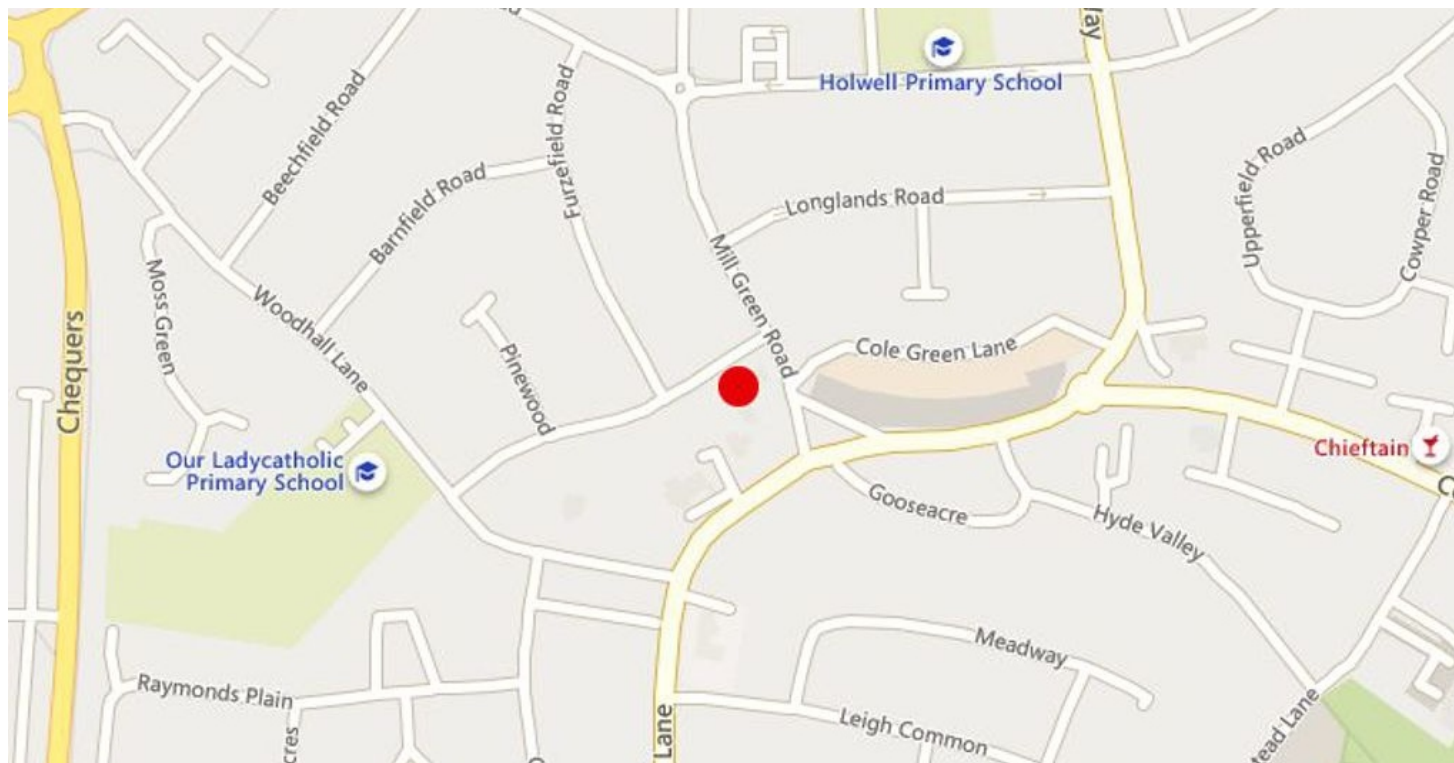
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Date published: 08-Jun-2026

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