

Arundel House, Garnell Business Park, Brownfields, Welwyn Garden City, AL7 1AY

Stimpsons

To Let | 1,448 sq ft

Offices To Let in Welwyn Garden City

Summary

- Rent: £19,950 per annum
- Business rates: £18,463 per annum The property is assessed for business rates on the basis of the whole building therefore the ingoing tenant will only be responsible for payment of 50% of this figure, £9,231.50.50.
- VAT: Not applicable
- Estate charge: £1,200 per annum
- Lease: New Lease

Description

Arundel House is a 2 storey business unit. The ground floor is used for long term storage with little access required by the occupier. The 1st floor offices are available for occupation.

Location

Garnell Business Park is located on the Brownfields Industrial Estate, a short drive
from The Mundells one way system. The property provides quick access to both the
town centre and the A414, which links Hertford and the A10 in the east and Hatfield
and the A1(M) to the west. Access to the A1(M) is within 3 miles of the property and the
M25 is within 13 miles.

Welwyn Garden City station provides a fast, electrified service between Kings Cross St Pancras and Leeds.

Accommodation

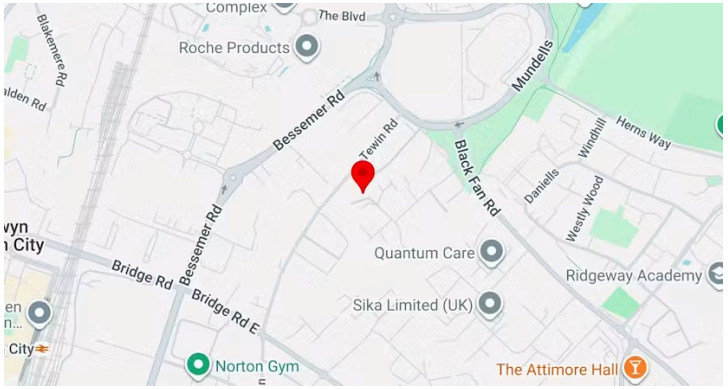
Name	sq ft	sq m
1st - Offices	1,448	134.52
Total	**1,448**	**134.52**

Terms

The property is available on a new effective full repairing lease for a term to be agreed.

Key Points

- On site car parking
- Short distance to town centre and station
- Easy access to motorway network
- VAT not applicable
- High speed fibre installed
- Flexible lease terms available



Further information

- View details on our website

Contact & Viewings



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Viewings

Strictly by appointment via sole agents. (Monday to Friday 0900 to 17:30)

