Davies
01707 274237

Welwyn Garden City
Office
TO LET



ATTRACTIVE AIR-CONDITIONED FIRST FLOOR OFFICES
1,100 - 6,500 SQ FT (NIA) APPROX

Rent: £17.50 per sq ft per annum

First Floor 5 & 6 Silver Court
Watchmead
Welwyn Garden City
Hertfordshire
AL7 1TS

- Prestige entrance area
- Newly refurbished
- Lift
- Suspended ceilings & recessed LED lighting
- Air conditioning
- Onsite parking

Ref O22-7

FIRST FLOOR 5 & 6 SILVER COURT, WATCHMEAD, WELWYN GARDEN CITY, HERTS, AL7 1TS

LOCATION
Silver Court forms part of the Watchmead business area which is a campus style development on the east side of the town and also offers particularly convenient access to Hertford via the A414. St. Albans is also conveniently close.

Silver Court comprises three distinctive campus style office buildings occupied by a range of office tenants.

ACCOMMODATION
The available accommodation comprises the entire first floors of Buildings 5 and 6, which are interlinking buildings. The suites are available either individually or together and can be combined to provide a single open-plan space. Alternatively, the accommodation can be subdivided to create suites from approximately 1,100 sq ft.

Each building has its own prestigious entrance and staircase area, shared with the ground floor suite. The first-floor accommodation is currently being stripped out and refurbished and will be provided with new carpets and decoration.

Features include:

* Attractive modern campus-style development
* Feature entrance and staircase areas
* Air conditioning
* Raised access floors
* Lift
* New carpets and decoration
* Data cabling
* Ladies' and gents' WCs on each floor

FLOOR AREAS (approx. NIA)		Sq Ft
First Floor 5	1,100 -	2,442
First Floor 6	1,800 -	4,048
TOTAL		6,500

TERMS
Available to let on a new lease for a term to be agreed. Rent £17.50 per sq ft.

In addition to rent the tenant will also be responsible for the payment of rates and service charge to cover the shared costs of running the building and external areas.

BUSINESS RATES
Details available upon request.

EPC
FF 5 (C50). FF6 (C69)





For further information please contact Davies & Co on 01707 274237

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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-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.