Davies Hiller
01707 274237

Welwyn Garden City
Office
TO LET



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

Ref O2-9

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 Al(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
TOTAL	1,204
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 (www.voa.gov.uk). Indicated assessment £23,000.

Rates payable approx. 43.2% for the y/e 31/3/2027.

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-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.

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