Davies Hiller
01707 274237

Welwyn Garden City
Office
FOR SALE/TO LET



EXCEPTIONAL GROUND FLOOR OFFICES
968 SQ FT

Price: £325,000 Offers in the region of
Rent: £18,000 p.a.

Attimore Barn
Wing 1 Ground Flr
Ridgeway
Welwyn Garden City
Hertfordshire
AL7 2AD

- 2 Parking Spaces
- High Quality Fitout
- Character Building
- Air-conditioning
- For Sale or To Let

Ref O15-11 (A)

ATTIMORE BARN, WING 1 GROUND FLR, RIDGEWAY, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 2AD

LOCATION
Welwyn Garden City is an attractive centre situated approximately 25 miles north of central London, immediately to the east of the A1(M), with convenient access via junctions 4 and 6. The M25 (Junction 23 - South Mimms) is approximately 8 miles to the south and the A414 trunk road, which skirts the southern edge of the town, providing fast east-west links between the M1 at Hemel Hempstead and M11 at Harlow.

The town has a fast electrified train service connected with Kings Cross (25 mins) and Moorgate with underground links at Finsbury Park.

There is an excellent shopping centre including a major John Lewis Department store and the Howard Centre.

ACCOMMODATION
A high-quality office suite within an attractive barn conversion-style building.

The property has been extensively refurbished to provide an exceptional standard of fit-out and finish. Many of the barn's original external features have been retained, creating a characterful appearance that is complemented by a contemporary and modern interior.

The accommodation is predominantly open plan, together with a glazed partitioned meeting room/private office. Male and female WC facilities are provided within the communal areas on the ground floor.

The office has recently been redecorated and benefits from new carpeting throughout.

Additional features include air conditioning and energy-efficient LED lighting.

FLOOR AREAS (approx. NIA)	Sq Ft
Wing 1 Grd Floor	1,039
TOTAL	1,039
Car Parking Spaces	2

TERMS
Available to let on new lease for a term to be agreed

or;

For sale on a long leasehold basis.

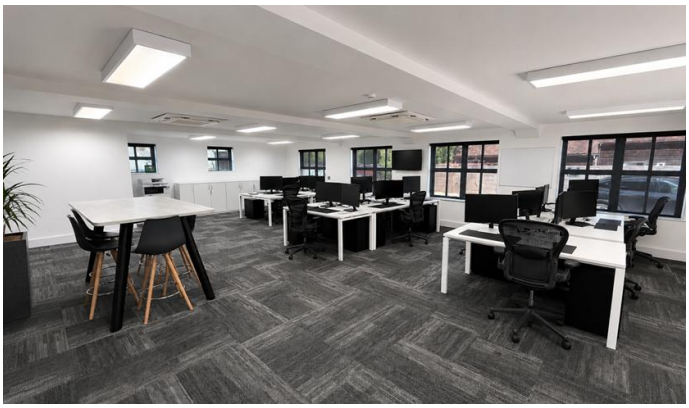
SERVICE CHARGE
£10,600 per annum to include building maintenance and utilities.

BUSINESS RATES
Please refer to the Local Authority for information on rates Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £18,000.

Rates payable 43.2% for the y/e 31/03/2027.

EPC
D(77)





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.

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