Davies Hiller
01707 274237

Welwyn Garden City
Office
TO LET



SUPERB FIRST FLOOR TOWN CENTRE OFFICES
1,315 SQ FT (NET) APPROX.

Rent: £32,875 p.a.

10 Parkway
Welwyn Garden City
Hertfordshire
AL8 6HG

- Predominantly open-plan office accommodation
- Prime location
- 5 parking spaces
- Short walking distance from Station
- Air conditioning

Ref O65-12

10 PARKWAY, WELWYN GARDEN CITY, HERTFORDSHIRE, AL8 6HG

LOCATION
Offering a superb landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies including Tesco, Paypoint and Roche.

The town lies approximately 20 miles north of Central London between Junctions 4 and 6 of the A1(M) with the M25 just 7 miles to the south. In addition the A414 dual carriageway provides a fast and convenient east-west link to the M1 at Hemel Hempstead and the M11 at Harlow.

The town has a fast train service connected with Kings Cross. Also Moorgate with underground links at Finsbury Park.

ACCOMMODATION
One of a small and attractive group of neo-Georgian detached office buildings, the property occupies a prime position overlooking the tree-lined Parkway, directly opposite John Lewis and in the heart of Welwyn Garden City town centre. The building is situated within the Welwyn Garden City Conservation Area.

Constructed in the town's distinctive traditional architectural style, the property features attractive red brick elevations, Georgian-style windows and a pitched roof, with accommodation arranged over three floors. To the rear is a private car park, accessed via a gated driveway to the side of the building.

The available accommodation comprises the entire first floor, providing predominantly open-plan office space together with a reception area, meeting room, kitchenette and several partitioned private offices. Male and female WC facilities are located on the ground floor and are shared with the other occupiers of the building.

Features include:

* Attractive communal entrance and staircase
* Predominantly open-plan office accommodation
* Reception area and meeting room
* Several partitioned private offices
* Fully fitted kitchenette
* Air conditioning
* Gas central heating
* 5 allocated car parking spaces

FLOOR AREAS (approx. NIA)	Sq Ft
First Floor	1,315
TOTAL	1,315
Car Parking Spaces	5

TERMS
The property is available to let on a new lease from February 2027.

Rent £32,875 per annum plus VAT.

BUSINESS RATES
To be independently assessed.

EPC
E(125)



For further information / viewing please contact Davies Hiller 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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