

HALF RENT IN YEAR 1

KELLARD HOUSE

London Road I Woolmer Green
Hertfordshire I SG3 6FP

NEW DEVELOPMENT
OFFICE SUITES AVAILABLE

TWO OFFICE SUITES AVAILABLE
811 sq ft - 2,150 sq ft
75.36 sq m- 199.73 sq m

TO LET

Description

The development comprises of four new retail units to the ground floor and office space at first and second floor. The offices are arranged as two separate offices on the first floor and two separate offices on the second floor, each with its own separate designated kitchen area. Kitchen areas are all fully finished, excluding white goods.

The offices are fully decorated with raised access floors and carpet tiles throughout. There are shared toilet facilities to each floor as well as shower facilities available. There is full fibre infrastructure technology available. Air-conditioning is supplied to all offices and the comms room and there is mechanical ventilation to the kitchens and toilets.

Offices are available individually or combined. Each suite is separately metered. Additional parking may be available locally if required by separate negotiation.

Location

Woolmer Green is a small village located just to the south of the village of Knebworth on the B197 between Welwyn Garden City and Stevenage. Knebworth is a larger village of some character approximately 3 miles to the south of the centre of Stevenage.

The M25 is within 20 minutes driving time and Knebworth village is served by a mainline railway station on the London Kings Cross to Edinburgh line, with an Intercity Station at Stevenage. Stevenage to the north and Welwyn Garden City to the south are the main commercial centres and within 5 miles drive of Woolmer Green.

Knebworth Train Station
15-20 Minutes walk

M25 within 20 minutes drive

Knebworth Village within 3 minutes drive

On-site operators

TESCO

SIMMONS
BAKING SINCE 1838

Hairdressers and barbers













Accommodation

UNIT	SQ FT	SQ M
Unit 8	811 sq ft	75.36 sq m
Unit 7	2,150 sq ft	199.73 sq m

Parking available - details on request

Rental

UNIT	RENTAL
Unit 8	£18,000 pa
Unit 7	£38,500 pa

Service Charge details on application

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VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

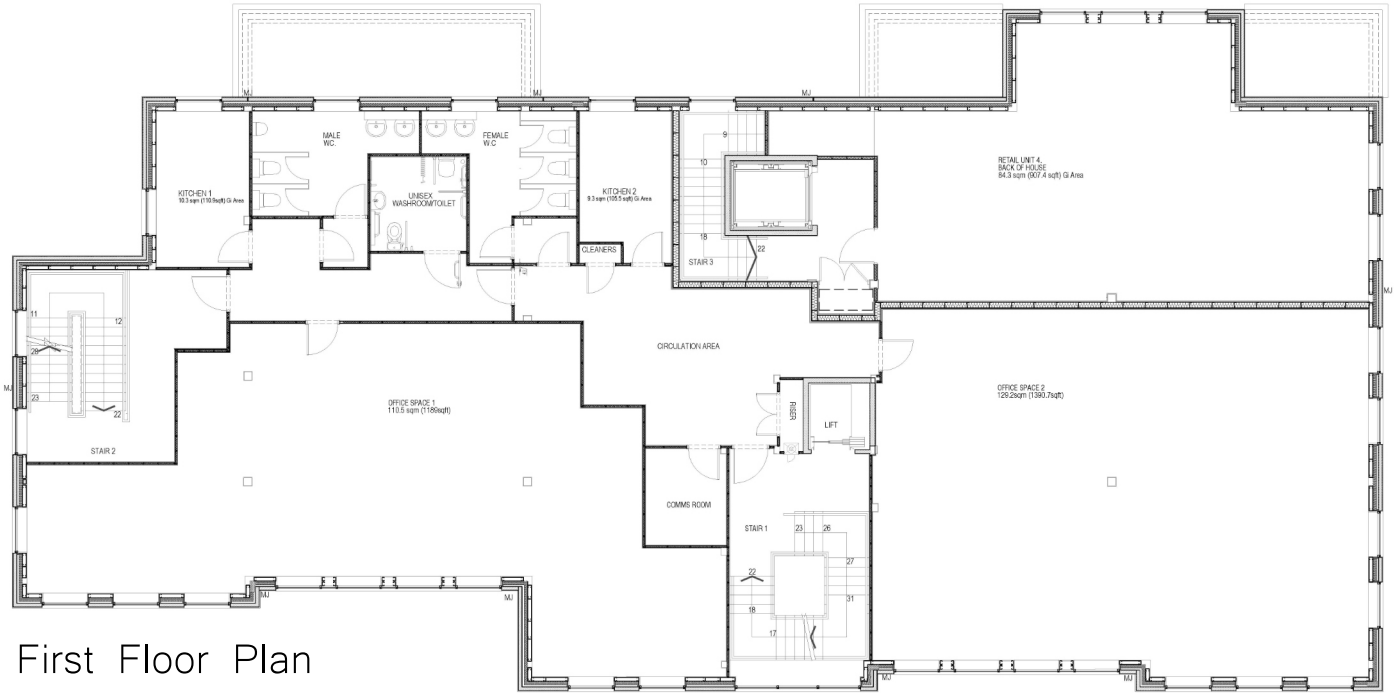
Energy Performance Certificate

The Energy Performance Certificate Asset rating is A-23.
Ref no: 2125-7541-0449-0867-4003

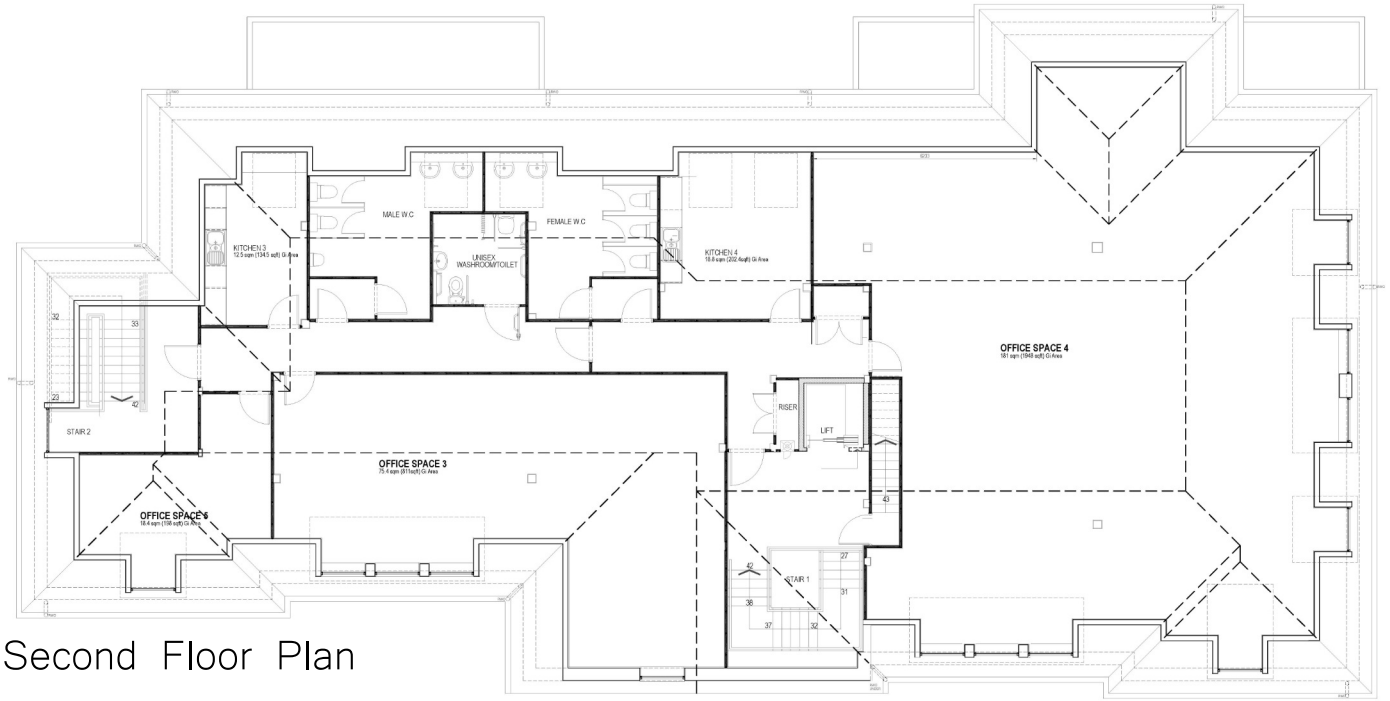
Features

- Brand new office suites
- Air-conditioning heating and cooling system
- Energy Performance A Asset rating
- Designated kitchen to each office
- Prominent road side location
- BT full fibre broadband
- Shower facilities
- Passenger lift
- Video entry system
- Onsite operators Tesco & Simmons Bakery
- Bus stop directly outside accommodation

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.



First Floor Plan



Second Floor Plan

CONTACT

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Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.
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