# ORION HOUSE

WELWYN GARDEN CITY | AL7 1HE








## FIRST FLOOR OFFICE | TO LET

## 3,500 – 13,706 SQ FT




- NEWLY REFURBISHED
- IMPOSING BUILDING
- CLOSE TO STATION & TOWN CENTRE
- 60 PARKING SPACES (1:228 SQ FT)
- ATTRACTIVE ENTRANCE & RECEPTION
- AIR CONDITIONED



## LOCATION

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

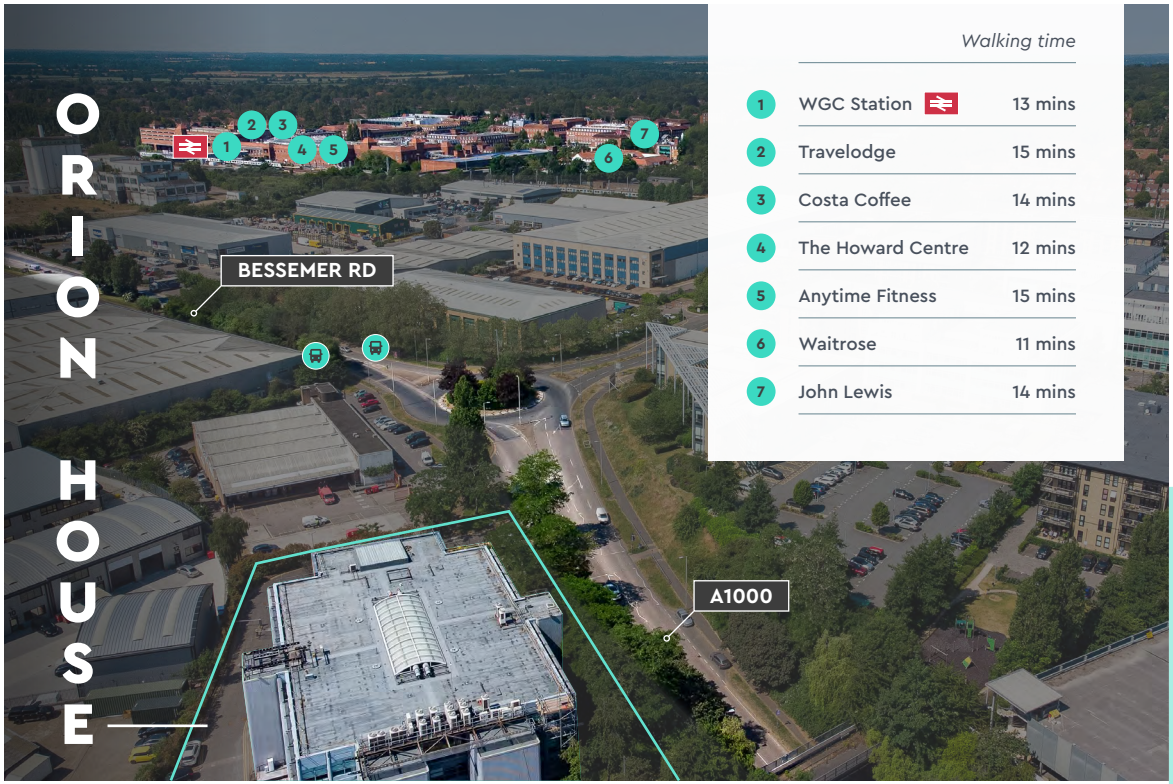
The town lies approximately 20 miles north of Central London between Junctions 4 and 6 of the A1(M) with the M25 just 7 miles to the south. In addition the A414 dual carriageway provides a fast and convenient east-west link to the M1 at Hemel Hempstead and the M11 at Harlow.

There is a fast train service to London Kings Cross and Moorgate with underground links at Finsbury Park.

The town has an attractive town centre including a major John Lewis department store.



///TRAILS.WEEP.IDEA




| | | Walking time |
|---|---|---|
| 1 | WGC Station | 13 mins |
| 2 | Travelodge | 15 mins |
| 3 | Costa Coffee | 14 mins |
| 4 | The Howard Centre | 12 mins |
| 5 | Anytime Fitness | 15 mins |
| 6 | Waitrose | 11 mins |
| 7 | John Lewis | 14 mins |







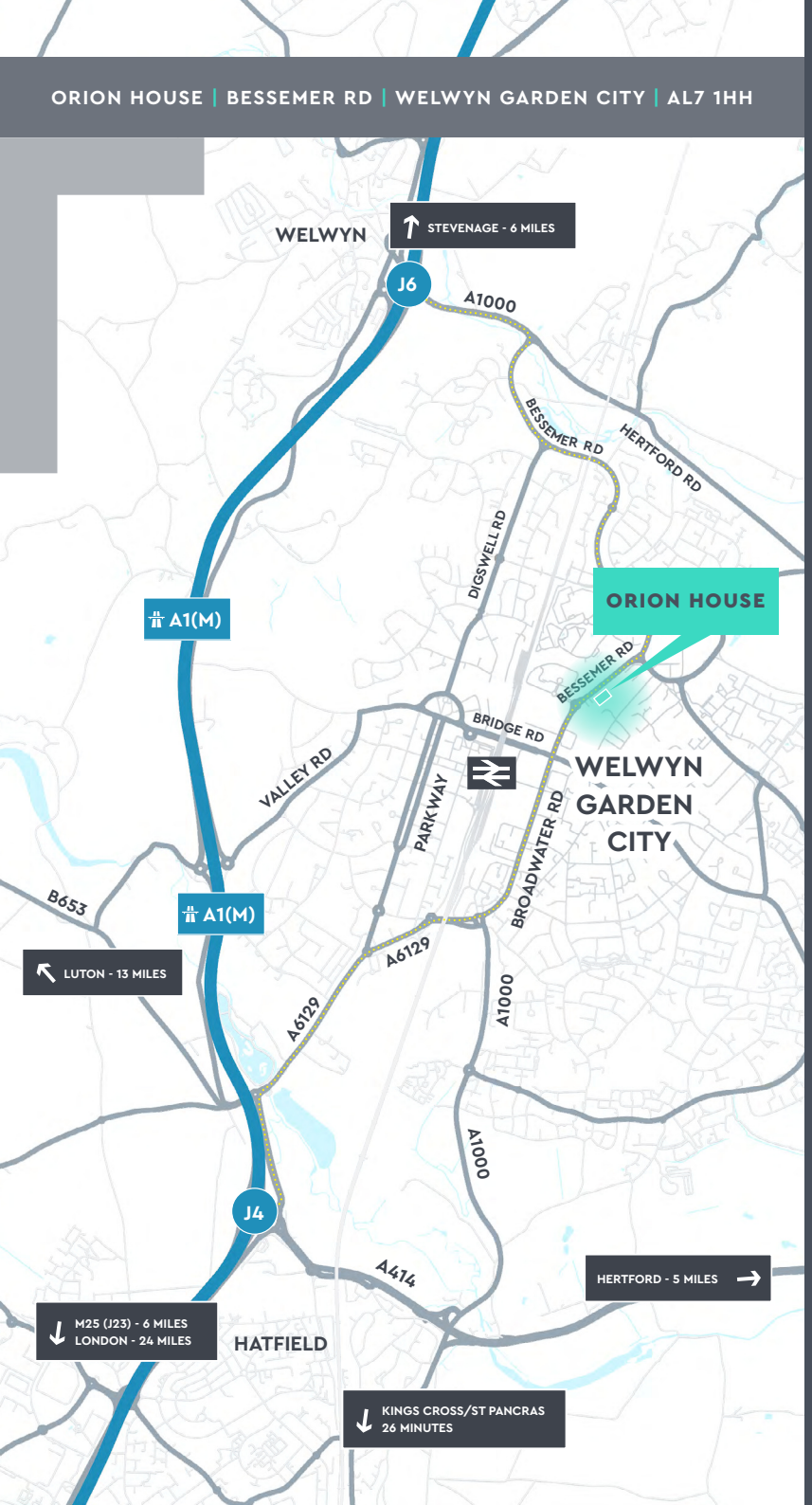






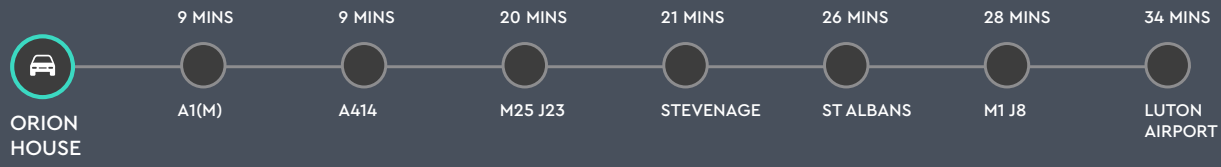


ORION HOUSE | BESSEMER RD | WELWYN GARDEN CITY | AL7 1HH









## FLOOR AREA

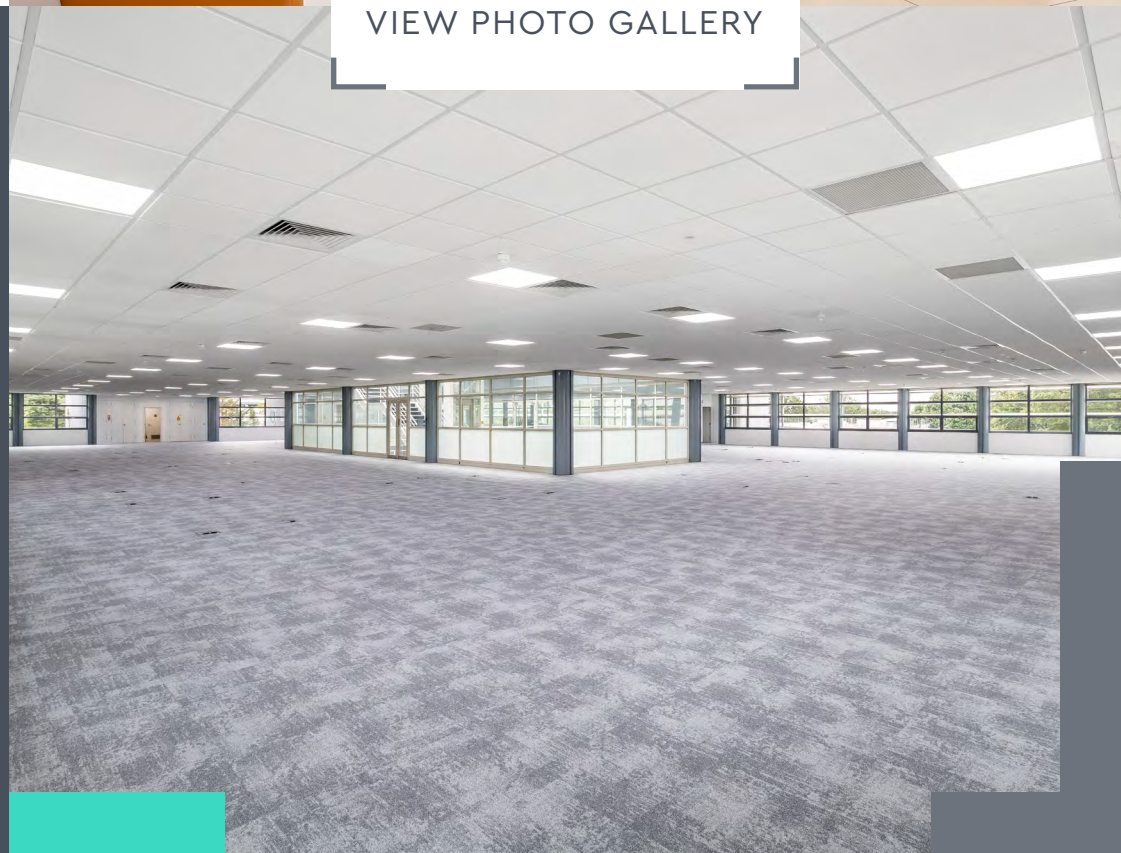
| | |
|---|---|
| First floor (NIA approx) | 3,500 – 13,706 sq ft |

## DESCRIPTION

The property comprises the entire first floor of Orion House, a fully refurbished high quality HQ office and business centre arranged over ground and two upper floors. Benefits include air conditioning, LED lighting, full access raised floors and 60 onsite car parking spaces, a ratio of 1 space per 228 sq ft.




VIEW PHOTO GALLERY



- Impressive manned reception
- 3 pipe fan coil air conditioning
- Suspended ceilings with LED lighting
- Fully decorated and carpeted
- Fully accessible raised floors
- Male & female WC facilities
- Passenger & goods lift

ORION HOUSE







## TERMS

The floor is available as a whole or in part.

## VAT

VAT is payable on the rent.

## EPC

The property has an EPC rating of C 62. Details available upon request.

## CONTACT & VIEWINGS

For further information or to arrange a viewing, please contact our joint sole agents:




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