

FLINT BARN
WEST END LANE
ESSENDON

AL9 5RQ

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Office / Studio / Creative Space - To Let

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ESSENDON

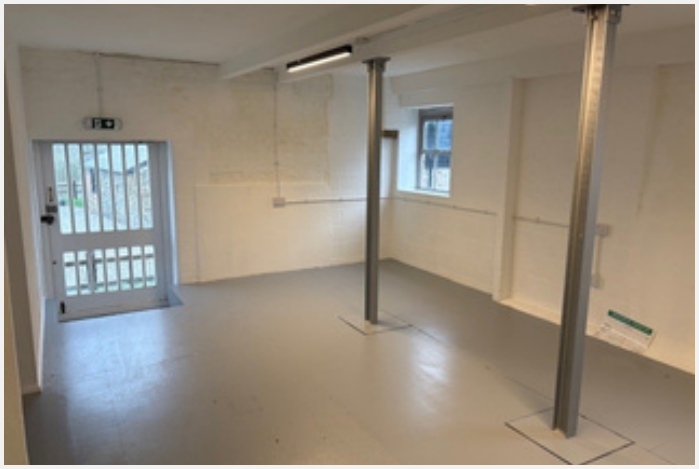
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KEY DETAILS

- Character space
- Tranquil, rural location
- Suit office, studio or creative uses

DESCRIPTION

The accommodation comprises the ground floor of this attractive, two storey former agricultural building with walls of flint and brick construction under a pitched, slate tiled roof. Internally the space is arranged in two distinct areas with good natural light and a single, unisex WC. Parking is available directly adjacent to the property and on West End Lane.

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ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	100.66	1,083

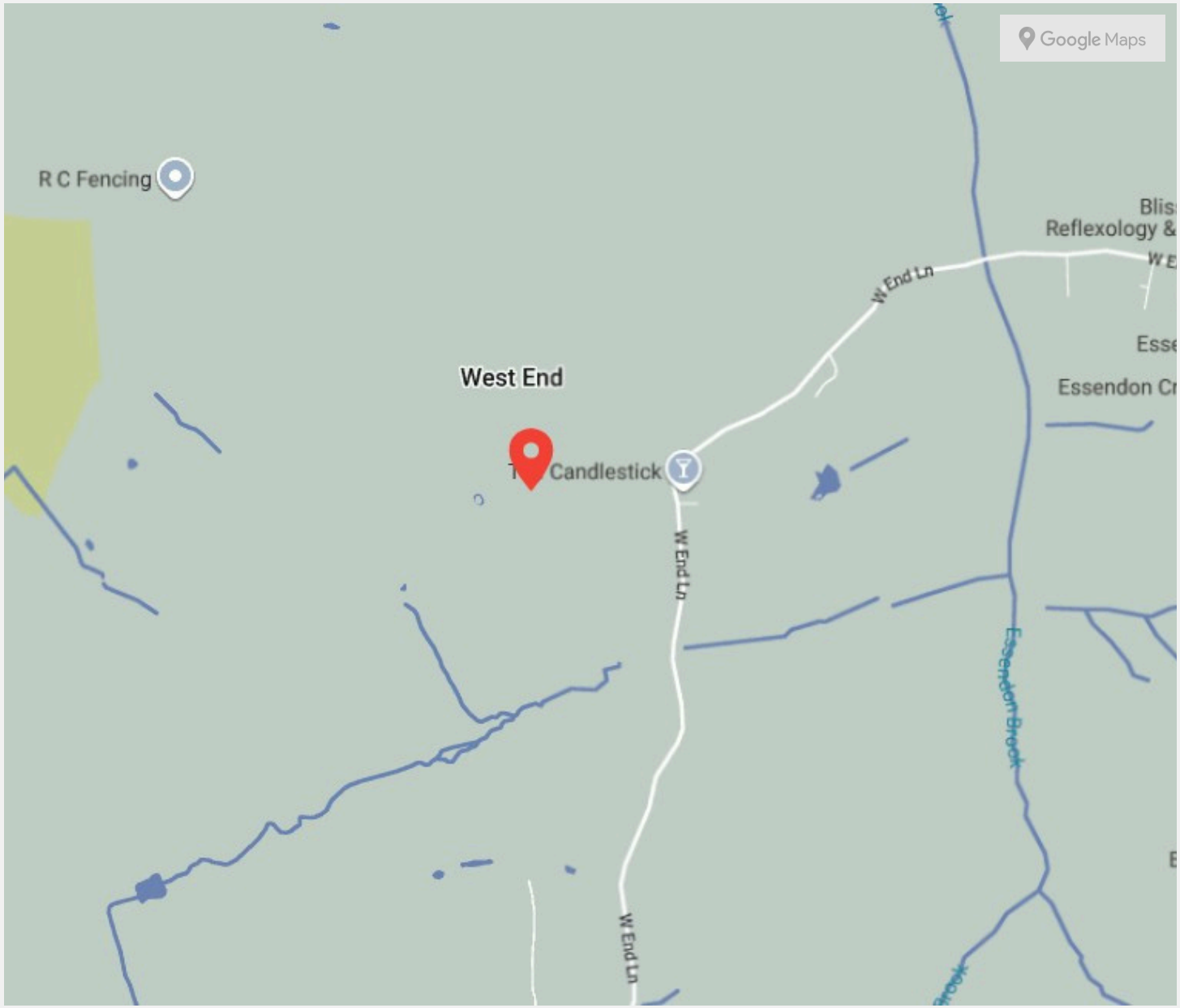
This floor area is approximate and has been calculated on a gross internal basis.

LOCATION

The property is set back from West End Lane close to The Candlestick Pub in a pleasant rural, yet accessible location with views across open countryside. The A1(M), Junction 4 is approximately 5 miles drive from the property, with Hatfield and Welwyn Garden City town centres and stations a similar distance.

TRANSPORT

- A1(M) Junction 4 - 5 miles
- Welwyn Train Station - 6.5 miles
- Hatfield Train Station - 5 miles



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TERMS

The property is offered on a new lease for a term by arrangement.

RENT

£10,000 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £11,000. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Welwyn Hatfield Borough Council - 01707 357000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

Under assessment.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents quoted are exclusive of VAT (if applicable).

CONTACT

GET IN TOUCH

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.

OCTOBER 2026