

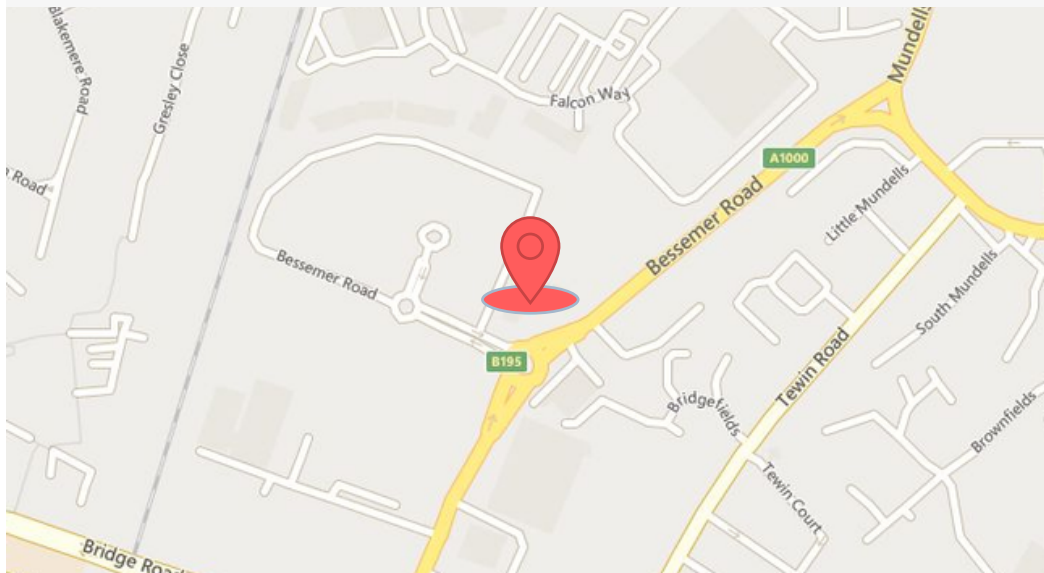
First Floor | Orion House |  
Welwyn Garden City |  
AL7 1HE

First Floor Office | To Let |  
3,500 Sq.ft - 13,706 Sq.ft



**Key features**

- Imposing building
- Close to station & Town Centre
- To be refurbished
- 60 parking spaces
- Attractive entrance & reception
- Air conditioned



## First Floor | Orion House | Welwyn Garden City | AL7 1HE

### Description

An attractive and distinctive modern campus style building close to town centre amenities and the station.

This high specification Grade A first floor office features:

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

### 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.

### Terms

The suite is available to let on a new lease for a term to be agreed at a rent of £19.50 per Sq.ft.

### Accommodation

First floor | 13,706 Sq.ft | 1,273 Sq.m

The floor can be sub-divided such that requirements from circa 3,500 Sq.ft can be accommodated. This floor area is approximate and has been calculated on a net internal basis.

### Rates

The VOA website shows an entry in the current Rating List of £227,000. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2024, 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

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

### Legal costs

The suite is available to let on a new lease for a term to be agreed at a rent of £19.50 per Sq.ft.

### VAT

VAT is payable on the rent.

### For viewings contact

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