

**MODERN GROUND FLOOR OFFICE SUITE**  
**NET INTERNAL AREA 2930sq.ft / 272.1sq.m**  
**TO LET ON NEW LEASE**

**\*\* Winners of an Estates Gazette 'Most Active Regional Agents' Competition from 2008 to 2011 \*\***

**SUITE 2**  
**WENTWORTH LODGE**  
**GREAT NORTH ROAD**  
**WELWYN GARDEN CITY**  
**HERTFORDSHIRE AL8 7SR**

**LOCATION**

The building is located adjacent to the A1(M) on the B197 (Great North Road) a short distance from junction 5 (Welwyn Garden City) and junction 6 (Hatfield). Junction 23 of the M25 is approximately 8 miles to the south.

The town centre is less than 1 mile away and is home to an extensive range of shopping facilities including the modern Howard Centre and a John Lewis department store.

The WAGN railway station is situated in the town centre and provides a fast service to Kings Cross, Moorgate and Cambridge.

**DESCRIPTION**

The suite is situated on the ground floor of this modern detached two storey office building with excellent parking.

<b>ACCOMMODATION</b>	<b>Sq.ft</b>	<b>Sq.m</b>
Suite 2	2,930	272.1

**AMENITIES**

- 16 car parking spaces
- Raised access flooring
- Cat 2 lighting
- Male and female WCs
- Kitchen
- Video entry system
- Disability Discrimination Act compliant



**LEASE TERMS**

The property is to be let on a new lease direct from the freeholder for a term to be agreed.

**RENT**

Upon application

**RATES**

Rates Payable to 31 March 2012 £13,605

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority (Welwyn Hatfield District Council – Tel: 01707 357000).

**VIEWING**

Strictly by appointment through this office with:-

**Brasier Freeth LLP**  
**Wentworth Lodge**  
**Great North Road**  
**Welwyn Garden City**  
**Herts AL8 7SR**

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