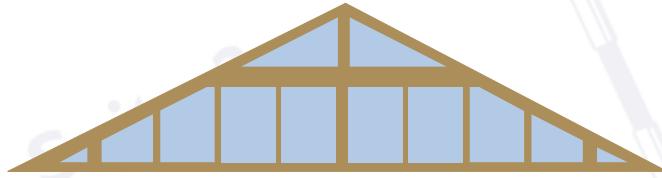


W E L W Y N   G A R D E N   C I T Y



**W E N T W O R T H  
L O D G E**

**B U S I N E S S   C E N T R E**

*Designed and built with consideration,  
detailed features and purpose in mind*



**N E W   O F F I C E S   T O   L E T**

**16,000sq - 2000sq.ft • 1486-186m<sup>2</sup>**

**A S   O N E   O R   U P   T O   S I X   S U I T E S**

G R E A T   N O R T H   R O A D

W E L W Y N   G A R D E N   C I T Y   •   H E R T F O R D S H I R E

[www.w-lodge.com](http://www.w-lodge.com)



## QUALITY DESIGN

The thought and detail put into the design of Wentworth Lodge provides features which clearly exceed the standard of average modern office buildings whilst providing all the functional requirements of the modern office occupier.



## THE DEVELOPER

B & M are best known for the development of high quality care homes and nurseries throughout Britain, where their reputation for quality of design and attention to detail has achieved the 'Best New Development Award' for both 2000 and 2001 in this sector. This same philosophy has been applied to the development which is reflected in a variety of features and quality materials which elevate the standard of Wentworth Lodge well above the average modern office development. The finished product is designed not only to maximise the enjoyment of the premises for the occupiers but also to keep maintenance to a minimum.



## AMENITIES

- ▲ Comfort cooling
- ▲ Raised access flooring
- ▲ 75 car parking spaces
- ▲ High quality WC areas
- ▲ 8 person passenger lift
- ▲ Category II lighting
- ▲ Galleried reception area
- ▲ Video entry system
- ▲ Adjacent to A1(M)
- ▲ Views over golf course
- ▲ Disability Discrimination Act compliant.



## DESCRIPTION

Wentworth Lodge comprises a detached two storey office building capable of division into up to six suites of 2000-3000 sq ft. The galleried reception is finished to a high specification and leads through to open plan offices with raised computer flooring and comfort cooling throughout. Male and female WC's, kitchen and vending facilities are located on both floors which are connected by an eight person passenger lift. One of the many features reflecting the developers' attention to detail are the balconies to the rear giving views over the golf course. Externally, parking exists for 75 cars within landscaped grounds which include break-out and lunch areas to the rear.





## ACCOMMODATION

The total net internal floor area is approximately 16,000 sq ft over two floors which can be divided into six suites. Kitchens and WC's are provided on both floors. 75 car parking spaces are provided externally.



## LEGAL COSTS

The incoming tenant to be responsible for all legal costs incurred in this transaction.

















## V.A.T

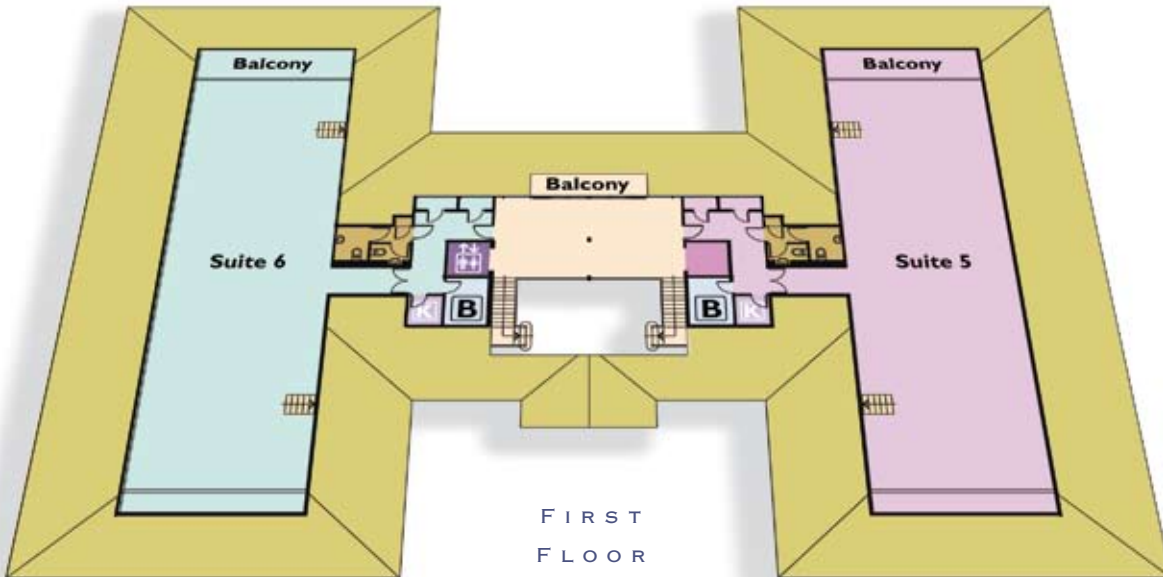
V.A.T. is applicable to this transaction.

## TERMS

A new full repairing and insuring lease is offered. Rent on application.

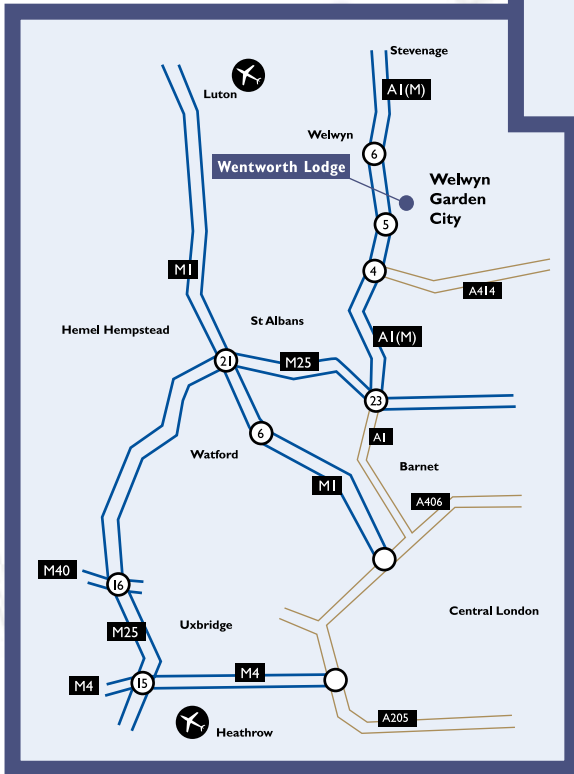
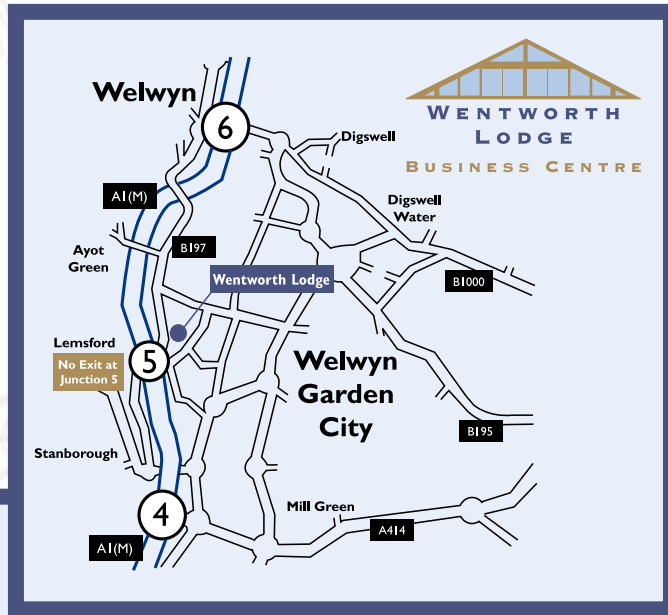
### KEY FOR PLANS

	Lift		Communal Areas		Staircases		Suite 1		Suite 4
	Kitchens		Roof Area		Disabled plus Male and Female WC's		Suite 2		Suite 5
	Boilers		Vending Areas				Suite 3		Suite 6





**WENTWORTH  
LODGE**  
BUSINESS CENTRE



## LOCATION

The premises are located adjacent to the A1(M) on the B197 approximately equidistant between Junction 5 (Welwyn Garden City) and Junction 6 (Welwyn). To the rear of the premises is Welwyn Golf Club. Junction 23 of the M25 is approximately 8 miles to the south.

## VIEWINGS

Strictly by appointment via B&M Executive Pension Scheme. Telephone: 01442 279174 or Fax: 01442 215584.



This brochure and the description and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated all prices and rent quoted are exclusive of VAT.

Another development by the B&M Executive Pension Scheme

Designed and produced by Concept Associates, England (01442) 385000

