

TO LET
ECONOMIC OFFICE BUILDING
+ GOOD PARKING & GARAGES
245.07 Sq M (2,638 Sq Ft)



1 SWALLOW COURT
SWALLOWFIELDS
WELWYN GARDEN CITY AL7 1SB

See important notice overleaf

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1 SWALLOW COURT SWALLOWFIELDS WELWYN GARDEN CITY AL7 1SB

DESCRIPTION & SITUATION

The premises comprise an end of terrace office building over two floors, together with the benefit of 14 car parking spaces and two lock up garages. The premises are located in the heart of Welwyn Garden City's main commercial area with access off Bridge Road East. Road connections are excellent with junctions 4 and 5 of the A1M approximately two miles distant and the M25 is a further 9 miles to the South via junction 4. The Town Centre is less than one mile away where there are good shopping facilities and the main rail service to London Kings Cross is within 10 minutes walking distance.

FEATURES

- END OF TERRACE TWO STOREY BUILDING
- COMBINATION OF OPEN PLAN AND PRIVATE OFFICES
- 14 CAR PARKING SPACES
- 2 LOCK UP GARAGES
- GAS CENTRAL HEATING
- SENSOR ALARM SYSTEM
- KITCHENETTE
- SUSPENDED CEILING WITHIN INTEGRAL CAT 2 LIGHTING

FLOOR AREAS

All dimensions and areas are approximate only

Ground Floor Offices	121.98 sq m	1,313 sq ft
First Floor Offices	123.09 sq m	1,325 sq ft
Total Area	245.07 sq m	2,638 sq ft

TERMS

Held on a full repairing and insuring lease for a term expiring 29 November 2015 subject to one further rent review dated 30 November 2010.

RENT

£13,000 per annum exclusive SUBJECT TO CONTRACT

RATES

From verbal enquiry with Welwyn Hatfield District Council.
Rateable value £25,500
Rates payable 2009/10 £12,368.

LEGAL COSTS

Both parties legal costs are to be borne by the ingoing tenant.

VIEWING

Contact

BOWYER BRYCE

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