

# ORION HOUSE

WELWYN GARDEN CITY | AL7 1HE



FIRST FLOOR OFFICE | **TO LET**

3,500 - 13,706 SQ FT



**NEWLY REFURBISHED**

**IMPOSING BUILDING**

**CLOSE TO STATION & TOWN CENTRE**

**60 PARKING SPACES (1:228 SQ.FT)**

**ATTRACTIVE ENTRANCE & RECEPTION**

**AIR CONDITIONED**



## LOCATION

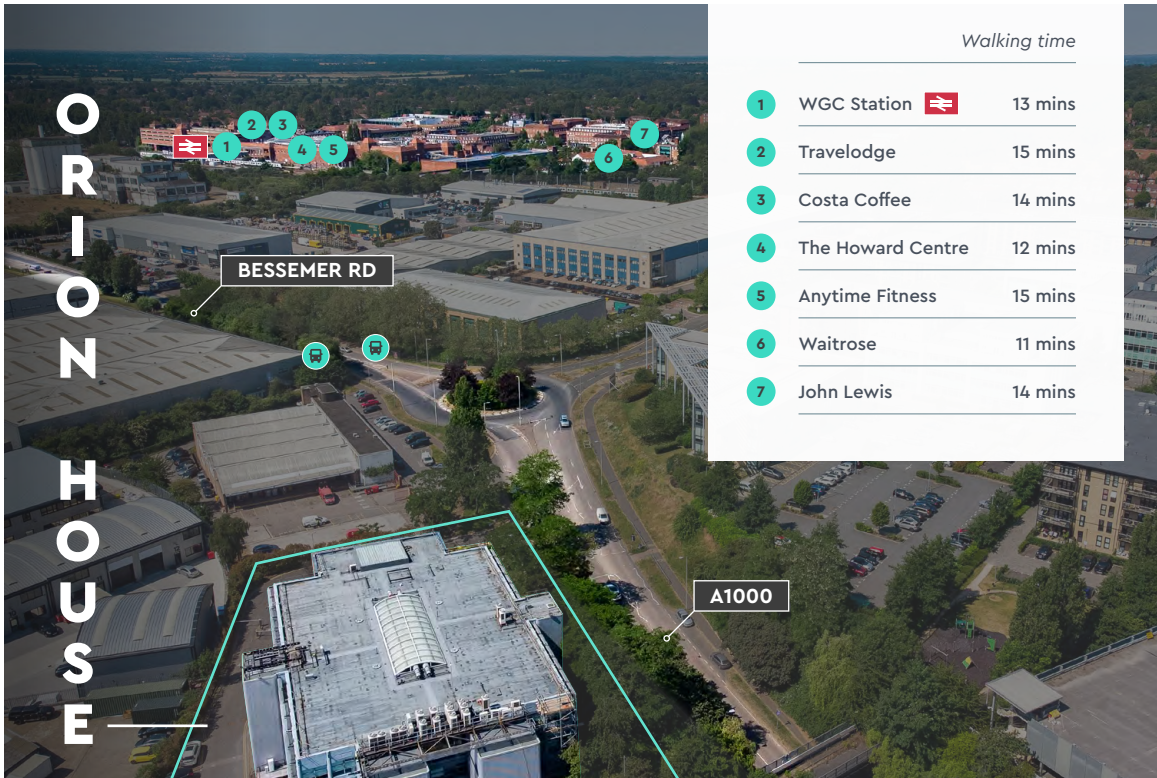
Offering a superb landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies including, Roche, Tesco and Paypoint.

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

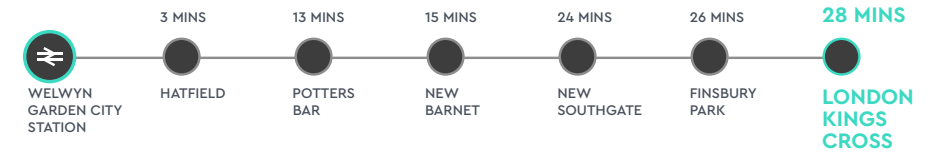
east-west link to the M1 at Hemel Hempstead and the M11 at Harlow.

There is a fast train service to London Kings Cross and Moorgate with underground links at Finsbury Park.

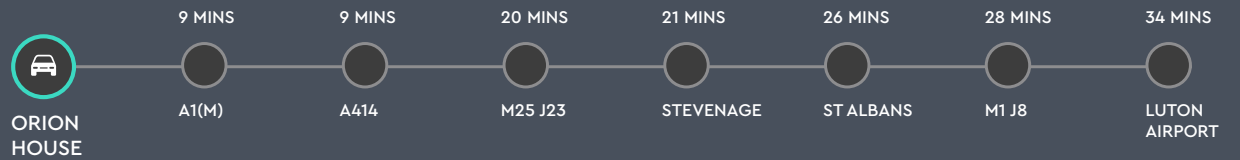
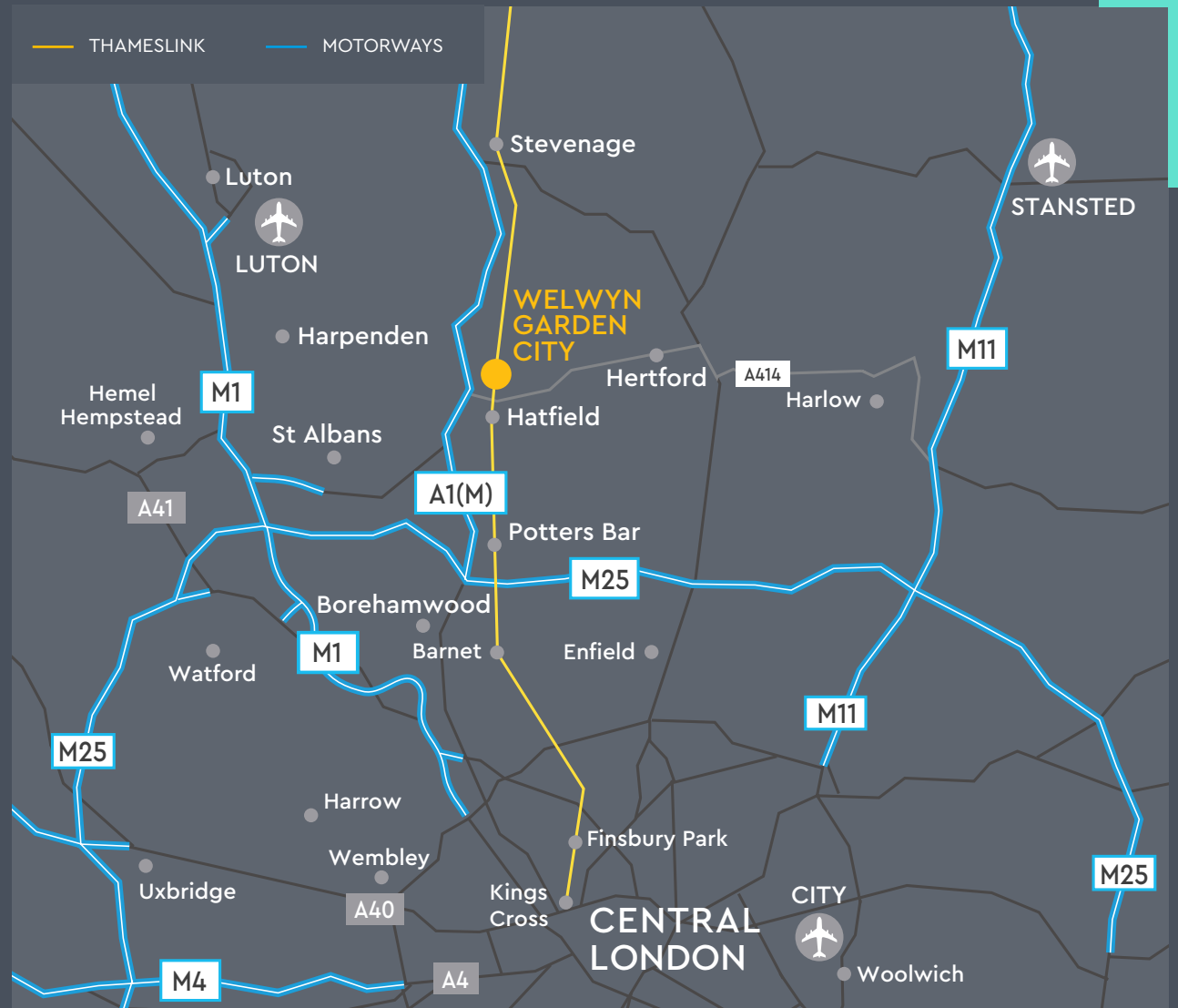
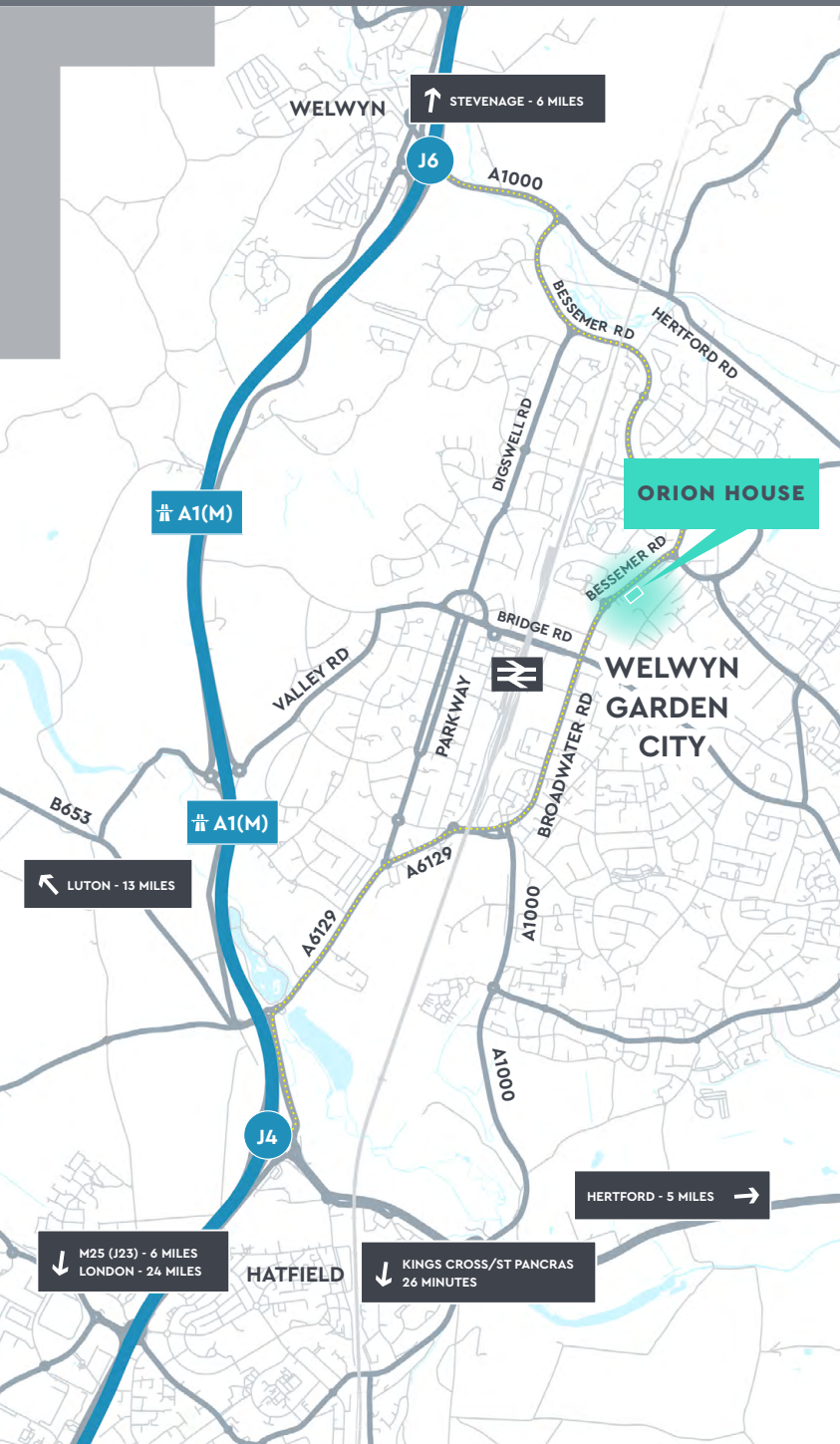
The town has an attractive town centre including a major John Lewis department store.



		Walking time
1	WGC Station	13 mins
2	Travelodge	15 mins
3	Costa Coffee	14 mins
4	The Howard Centre	12 mins
5	Anytime Fitness	15 mins
6	Waitrose	11 mins
7	John Lewis	14 mins



ORION HOUSE | BESSEMER RD | WELWYN GARDEN CITY | AL7 1HH



## FLOOR AREA

First floor (NIA approx)

3,500 – 13,706 sq ft

## DESCRIPTION

The property comprises the entire first floor of Orion House, a fully refurbished high quality HQ office and business centre arranged over ground and two upper floors. The subject property occupies the entire first floor and benefits from air conditioning, LED lighting, full access raised floors and 60 onsite car parking spaces, a ratio of 1 space per 228 sq ft.



Impressive manned reception



3 pipe fan coil air conditioning



Suspended ceilings with LED lighting



Fully decorated and carpeted



Fully accessible raised floors



Male & female WC facilities



Passenger & goods lift



# ORION HOUSE



## TERMS

The suite is available to let on a new lease for a term to be agreed.

## EPC

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

## VAT

VAT is payable on the rent.

## CONTACT & VIEWINGS

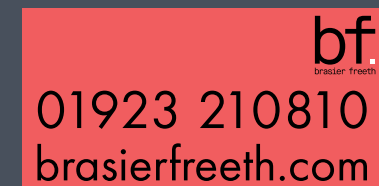
For further information or to arrange a viewing, please contact our joint sole agents:



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