



**VERY MODERN SERVICED OFFICES IN WELWYN
GARDEN CITY
124 - 418 SQ FT**

**Rent: £620.00 - £4,950.00
per calendar month**

Orion House
Serviced Offices
Bessemer Road
Welwyn Garden City
Hertfordshire
AL7 1HE

- Ample parking
- Manned reception
- Modern building
- Close to Welwyn Garden City town centre

ORION HOUSE, SERVICED OFFICES, BESSEMER ROAD, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1HE

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-electrified 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.

Accommodation

A selection of modern suites within an attractive and distinctive modern campus style building close to town centre amenities and the station.

This high specification to include:

- Impressive manned reception
- 3 pipe fan coil air conditioning
- Suspended ceilings with LED lighting
- Modern decoration and carpeting
- Male & female WC facilities.
- Passenger lift to all floor and DDA compliant access.

A combination of suites are available.

	Sq Ft
Office 201	418
Office 205	278
Office 206	243
Office 207 / 208	436
Office 211	340
Office 212	126
Office 216	218
Office 217 / 222	420
Office 223	356
Office 219	218
TOTAL	418

Tenure

New flexible agreement with a term to be agreed.

Service Charge

The licence fee is inclusive of service charge.

Business Rates

No business rates are payable as this is included within the licence fee.

Legal Costs

The landlord will provide a draft licence for the tenants review.



For further information please contact
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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.