



FIRST FLOOR MODERN AIR-CONDITIONED OFFICES
4,000 - 13,706 SQ FT

Rent: £19.75 per annum

Orion House (FF)
Bessemer Road
Welwyn Garden City
AL7 1HE
AL7 1HE

- Imposing building
- Close to Station and Town Centre
- To be refurbished
- 60 parking spaces
- Attractive entrance and reception

ORION HOUSE (FF), BESSEMER ROAD, WELWYN GARDEN CITY, AL7 1HE, AL7 1HE

Location

WELWYN GARDEN CITY

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

An attractive and distinctive modern campus style building close to town centre amenities and the station.

This high specification Grade A first floor office features:

- Impressive manned reception
- 3 pipe fan coil air conditioning
- Suspended ceilings with LED lighting
- To be fully redecorated and carpeted
- Fully accessible raised floors
- Male & female WC facilities.
- Passenger and goods lift

May be divisible from c 4,000 sq ft

	Sq Ft
Part 1st Flr	5,900
TOTAL	13,706
Car Parking Spaces	60

Tenure

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

All terms are subject to VAT where applicable. VAT is payable on the rent.

Available at an early date to be agreed.

Service Charge

There is a service charge for shared building and estate costs of approx. £5.50 psf plus electricity consumption.

Business Rates

Please see the Valuation Office Agency website www.voa.gov.uk.

Amount payable approx. 51.2% for the y/e 31/3/2025.

Other Information

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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.

Energy Performance Certificate Category C (62) [TBC].

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.



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