



Self Contained Ground Floor Offices To Let

Rosanne House

Rosanne House, Bridge Road, Welwyn
Garden City, AL8 6UB

Office

TO LET

2,848 sq ft

(264.59 sq m)

- Prominent position
- Town Centre location
- Short walk to train station
- Air conditioning
- 6 parking spaces
- Direct/own access from street
- LED lighting
- Kitchen and WC's
- Furniture and network cabling available

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Summary

Available Size	2,848 sq ft
Passing Rent	£70,000 per annum
Rates Payable	£10.54 per sq ft
Rateable Value	£55,000
Service Charge	£4.72 per sq ft
VAT	Applicable
Estate Charge	N/A
EPC Rating	D (80)

Description

The property comprises a self contained ground floor suite benefitting from natural light on both front and rear elevations, with its own private access from Bridge Road and the car park.

Location

Rosanne House is a prominent and imposing building located at the junction of Bridge Road and Parkway in the heart of the town centre, opposite John Lewis. The building is a short walk from Welwyn Garden City station which provides quick access to London Kings Cross and the north.

The A1(M) is accessed via Junctions 4 & 6, both within a 10 minute drive, with the M25 just 7 miles south of Junction 4.

Accommodation

The accommodation comprises the following area:

Name	sq ft	sq m
Ground - Ground Floor Offices	2,848	264.59
Total	2,848	264.59

Viewings

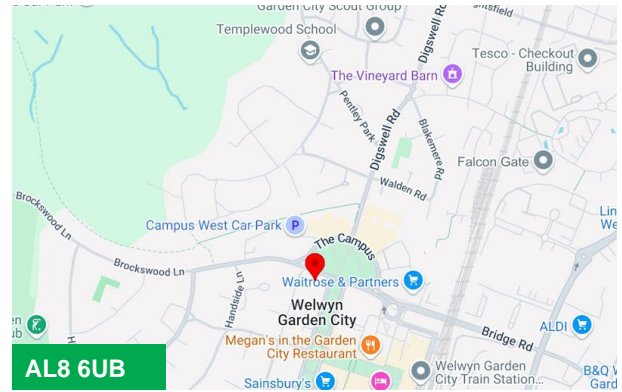
Strictly by way of appointment with Stimpsons between the hours of 9 am to 5 pm, Monday to Friday (excluding bank holidays).

Terms

The property is held by way of a lease expiring 30th March 2029, subject to a tenant only option to break 30 March 2027.

The property is available by way of assignment until March 2029 or by way of a sub letting until March 2027.

Alternatively, the landlord would grant a new lease for a longer term if requested.



Viewing & Further Information

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Stimpsons

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