



**FIRST FLOOR TOWN CENTRE OFFICES**  
**1,018 SQ FT**

**Rent: £23,000 p.a.**

8a Church Road  
Welwyn Garden City  
Hertfordshire  
AL8 6PS

- Prominently located
- To be refurbished
- Adjacent to shoppers car park
- Potentially suitable for alternative uses including dentistry, beauty therapy or counselling (STP)
- No VAT payable

# 8A CHURCH ROAD, WELWYN GARDEN CITY, HERTFORDSHIRE, AL8 6PS

## Location

Welwyn Garden City offers a world-famous landscaped environment and is a designated Conservation Area. Located approx. 24 miles north of Central London it enjoys regular rail connections approx. every 15 minutes to Kings Cross and Finsbury Park (19 minutes) providing access to the Victoria / Piccadilly line.

It adjoins Junction 4 and 6 of the A1M just 9 miles north of the M25 at J23 (South Mimms) and the A414 dual carriageway provides a fast and convenient east-west link to the M1 at Hemel Hempstead and the M11 at Harlow. The vibrant town centre includes major John Lewis and a wide range of cafes and restaurants.

## Accommodation

The property is prominently located in the City Centre, adjacent to the Sainsbury's retail store, and comprises a fully self-contained, open-plan first-floor office suite.

It benefits from gas-fired radiator central heating, a tea point station, and separate ladies' and gents' WCs. In addition, there are two private office rooms overlooking the shopper's car park at the front.

The premises will undergo refurbishment following the expiry of the current lease. Planned works include full redecoration and the installation of new LED lighting throughout.

While currently configured for office use, the property may also be suitable for a range of alternative uses including dentistry, beauty therapy or counselling subject to obtaining the necessary planning consent.

EPC - E (102)

Floor Areas (approx. NIA)	Sq Ft
First Floor	1,018
<b>TOTAL</b>	<b>1,018</b>

## Tenure

Available to let on a new lease for a term to be agreed from September 2025. Rent £23,000 per annum.

No VAT is payable on the rent.

## Business Rates

Please see the Valuation Office Agency Website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £19,750.

Rates payable 49.9 % for the y/e 31/03/2026.

## Legal Costs

Each party is responsible for their own legal costs.

## EPC

E (102)

## Other Information

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

For further information please contact Davies & Co on  
01707 274237

Daniel Hiller [d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)

Clay Davies [c.davies@davies.uk.com](mailto:c.davies@davies.uk.com)

**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](http://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.