



**EXTENSIVELY FITTED FIRST FLOOR OFFICE SUITE  
4,048 SQ FT**

**Rent: £70,840 p.a.**

6 Silver Court (FF)  
Watchmead  
Welwyn Garden City  
Hertfordshire  
AL7 1TS

- Prestige entrance area
- Extensive glazed partitioning
- Kitchen
- Suspended ceilings & recessed LED lighting
- Lift
- Air conditioning

# 6 SILVER COURT (FF), WATCHMEAD, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1TS

## Location

Silver Court forms part of Watchmead business area which is a campus style development located on the east side of the town offering particularly convenient access via the A414. St. Albans is also conveniently close.

The development comprises three distinctive office buildings occupied by a range of office tenants.

## Accommodation

The available accommodation comprises the entire first floor of Building 6.

The suite has a very high standard of fit out which may be retained as required. Briefly summarised this comprises of the following:

- Newly refurbished building entrance toilets
- Prestige reception area
- High quality glazed partitioning
- Kitchen/breakout area
- Data Cabling

	Sq Ft
<b>TOTAL</b>	<b>4,048</b>
Car Parking Spaces	18

## Tenure

The suite is available to let on a new lease either individually or together with suite 5 for a term to be agreed. In addition to rent the tenant will also be responsible for the payment of rates and service charge to cover the shared costs of running the building and external areas.

## Planning Information

~][Property Planning][~

## Business Rates

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £100,000.

Rates payable approx. 48% for the y/e 31/3/2027.

## Other Information

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).

Energy Performance Certificate: Category C (69).

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.



For further information please contact Mike  
Davies or Daniel Hiller at Davies & Co on 01707  
274237. ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com) /

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