

REFURBISHED OFFICE TO LET

2,442 SQ FT



First Floor, 5 Silver Court

Welwyn Garden City, AL7 1LT

- Modern refurbished campus office location with parking
- Feature entrance and staircase areas
- Raised access floors
- Partitioned office / meeting room
- Excellent car parking ratio of 1:222 sq ft
- Data cabling

CONTACT US

Viewing is strictly by prior appointment with Colliers, through:

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Description

Silver Court benefits from an attractive landscaped environment with excellent amenity and facility provision. Welwyn Garden City is home to a number of major corporates including Tesco, Roche and Paypoint.

The town is approximately 20 miles north of Central London between junctions 4 and 6 of the A1(M) 7 miles north of the M25 at junction 23 (South Mimms).

In addition, the A414 dual carriageway provides a fast east/west link between the M1 at Hemel Hempstead and the M11 at Harlow.

There is a fast electrified train service to London Kings Cross / St Pancras (Europe's leading transport hub) and also services to Moorgate. There are immediate links to the Victoria and Piccadilly lines at Finsbury Park.

The building benefits from 11 car parking spaces.

Location

Silver Court forms part of the Watchmead business area which is a campus style development on the east side of the town and also offers convenient access to Hertford via the A414.

Silver Court comprises three distinctive campus style office buildings occupied by a range of office tenants.

Terms

Available on a new lease for a term to be agreed at a rent of £42,735 per annum.

In addition to the 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.

All terms are subject to VAT where applicable.



Rent:	£17.50 per sq ft
Rates:	est. £9.80 per sq ft
Service charge:	Upon Request
Car parking:	11 spaces
EPC rating:	D (77)
1 st Floor:	2,442 sq ft

