



***AITCHISON
RAFFETY***



- Rarely Available Freehold Site
- Prominent Corner Location
- Large Hall Facilities and ancillary offices
- Kitchen and dining facilities
- Class F2, but may suit other uses subject to planning
- Ancillary space
- On a site of 0.97 acres

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Woodhall Community Centre , Mill Green Road , Welwyn Garden City ,
Hertfordshire, AL7 3XD

Freehold Community Site

Approx. 5,993 Sq Ft (556.75 Sq M)

For Sale

Woodhall Community Centre , Mill Green Road , Welwyn Garden City , Hertfordshire, AL7 3XD

Description

This unique property, originally built in the late 1930s, serves as a community center. The space offers a range of flexible spaces, with the main feature being a grand double-height hall with ancillary office and kitchen/cafe space. In addition to the community spaces, the former Post Office on-site is currently sub-let as office space.

The property boasts a spacious, open frontage onto a busy road with greenery and landscaped planting. There is a private parking area at the rear, accessible via Sandpit Road which can accommodate up to six vehicles, potentially more with double parking.

Location

Woodhall Community Centre is located in the Peartree district of Welwyn Garden City. The location benefits from excellent transport links, with nearby access to key routes including the A1(M) motorway, providing direct connections to the M25 and wider national road network. The A414 also runs close by, offering routes towards Hertford, St Albans, and the M1 motorway.



Photo Caption



Photo Caption



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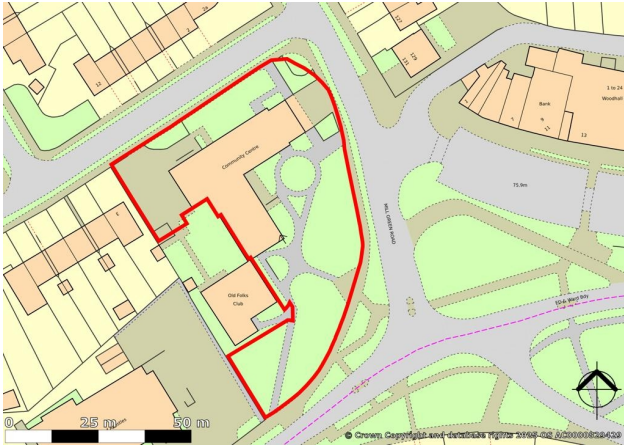


Photo Caption



Photo Caption

Floor Area

Main Hall	1,163 Sq Ft	108.04 Sq M
Office areas	2,257 Sq Ft	209.68 Sq M
Ancillary	2,152 Sq Ft	199.92 Sq M
Basement	421 Sq Ft	39.11 Sq M
Total	5,993 Sq Ft	556.75 Sq M

Price

£1,500,000 Offers in the region of

Terms

The property is available to purchase freehold.

VAT

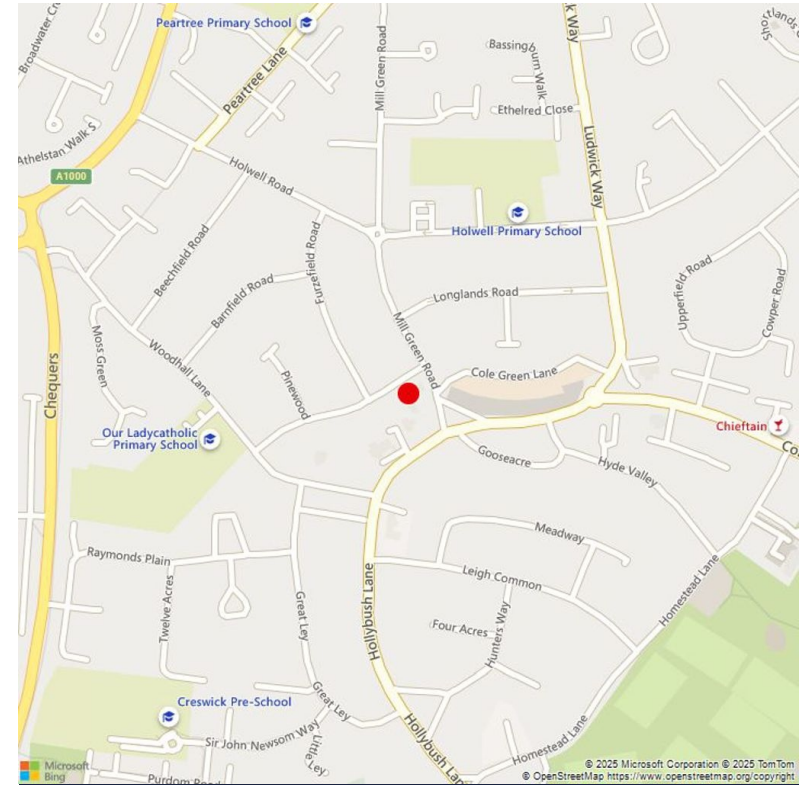
This property is subject to VAT.

Energy Performance Rating

E-120

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

By appointment only with
 joint agents Aitchison
 Raffety & Davies King
 Georgia Strazza 01727
 843232
 Stuart King

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 RAFFETY**

www.argroup.co.uk



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