



**SUPERB TOWN CENTRE OFFICES**  
**POTENTIAL FOR ALTERNATIVE USES (STP)**  
**4,230 SQ FT**

**Price: £1,750,000 + VAT**

**14 Parkway  
Welwyn Garden City  
Hertfordshire  
AL8 6HG**

- Detached building
- Prime location
- 15 parking spaces
- Short walking distance from Station

# 14 PARKWAY, WELWYN GARDEN CITY, HERTFORDSHIRE, AL8 6HG

## LOCATION

Offering an attractive landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies including Tesco, Paypoint and Roche.

The town lies approximately 20 miles north of Central London between Junctions 4 and 6 of the A1(M) with the M25 just 7 miles to the south.

In addition the A414 dual carriageway provides a fast and convenient east-west link to the M1 at Hemel Hempstead and the M11 at Harlow.

The town has a fast electrified train service connected with Kings Cross and Moorgate with underground links at Finsbury Park.

## ACCOMMODATION

The property comprises one of a number of similar neo-Georgian detached office buildings situated in a highly prominent position overlooking the tree-lined Parkway, immediately opposite the shopping centre and John Lewis, in the heart of Welwyn Garden City town centre.

The location provides direct access to all town centre amenities, including the railway station, banks, John Lewis and The Howard Centre, all of which are within a short walk.

The front of the property is of traditional Welwyn Garden City red brick and tile construction, arranged over three floors, with in addition a modern two-storey extension to the rear.

There is a single visitor parking space located at the front of the property accessed directly from Parkway, together with 14 additional car parking spaces at the rear, accessed via a driveway shared with the adjoining property.

Internally, the accommodation is currently arranged to provide a range of small, medium and larger office suites, offering flexibility to reconfigure or partition to suit a variety of occupier requirements.

An attractive reception area is accessed from the main front entrance, with pedestrian access from the rear car park.

The building benefits from gas-fired radiator central heating, air conditioning, male and female WC facilities, LED lighting, replacement windows and kitchen facilities all with high quality finishes.

Overall, the building provides an attractive working environment suitable for a wide range of office occupiers, with the potential flexibility to sublet part of the accommodation if required.

Subject to obtaining the necessary planning consents, the property may also be suitable for alternative commercial uses, including day-care nursery, clinical / medical, educational, health & fitness. There may also be potential for full residential conversion.

## FLOOR AREAS (approx. NIA)

	Sq Ft
Ground Floor	2,237
First Floor	1,680
Second Floor	313
<b>TOTAL</b>	<b>4,230</b>

## TERMS

The property is available, for sale freehold with vacant possession at an early date to be agreed.

Guide price £1,750,000 plus VAT.

## BUSINESS RATES

Please see the Valuation Office Agency Website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £72,500.

Rates payable 48% for the y/e 31/03/2027.

## EPC

Available shortly.



For further information please contact Davies & Co on  
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**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.

**Davies**  
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