

Davies

01707 274237

Davies & Co
Chartered Surveyors
Amberley
33-35 Wellfield Road
Hatfield
Herts, AL10 0BY

☎ Tel: 01707 274 237
Fax: 01707 269 053

Welwyn Garden City

To Let

High specification modern office in a prominent town centre location
close to station

917 – 4,543 Sq Ft Approx



D5212.1
O12-1(VB)

• OFFICE & INDUSTRIAL SALES & LETTINGS • DEVELOPMENT • VALUATION • RENT REVIEW • RATING • INVESTMENT

Visit our website at:
www.davies.uk.com

Part First Floor, Gate House Fretherne Road, Welwyn Garden City AL8 6NS

WELWYN GARDEN CITY

The new town of Welwyn Garden City is situated between Hatfield and Stevenage just east of the A1(M) motorway and approximately 25 miles north of Central London.

The M25 (Junction 23 – South Mimms) is approximately 7 miles to the south and the A414 dual carriageway which skirts the southern edge of the town provides fast east-west link between the M1 at Hemel Hempstead and M11 at Harlow. The local train station has a fast modern train service with Kings Cross only 30 minutes away.

Welwyn Garden City's attractive neo-Georgian town centre with its extensive planned landscaping has attracted many major corporate occupiers include Tesco, Roche, and Xerox.

DESCRIPTION

Occupying a prominent position Gate House has become the premier office building in the town centre with extensively refurbished and upgraded suites of varying sizes.

Attractively designed in the Neo-Georgian Garden City style the building immediately adjoins the Howard Centre (incorporating the station) and overlooks Howardsgate. All of the extensive facilities and attractive setting of the town centre are immediately available.

The available offices are located on the first floor and partitioned to provide office areas of various sizes.

FEATURES

- Panelled entrance foyer
- Reception/Security desk
- Three passenger lifts
- Gas fired central heating
- Suspended ceilings with recessed lighting
- High quality male and female toilets
- On site security/building manager
- Disabled facilities
- Air Conditioning

APPROXIMATE FLOOR AREAS (NET)

917 – 4543 sq ft to be agreed.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk)

TERMS

All terms are subject to VAT where applicable.

AVAILABILITY

Immediately available.

INSPECTION

For further information please contact Davies & Co on 01707 274237.

MISREPRESENTATION ACT 1974.

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.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate 
Non-Domestic Building

Gate House
Fretherne Road
WELWYN GARDEN CITY
AL8 6NS

Certificate Reference Number:
0950-0438-9840-5829-7096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

70 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 5914
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:
53 If newly built
122 If typical of the existing stock

D5213
O12-1 (VB)