



Character Offices To Let - Undergoing Refurbishment

Fulling Mill

Fulling Mill Lane, Welwyn, AL6 9NP

Office

TO LET

673 to 1,947 sq ft

(62.52 to 180.88 sq m)

- Grade II Listed offices
- Quiet village location
- 10 minutes walk to village centre and amenities
- Air conditioning
- Kitchenette in each suite
- On site parking
- New LED lighting

Fulling Mill, Fulling Mill Lane, Welwyn, AL6 9NP

Summary

Available Size	673 to 1,947 sq ft
Rent	£17.50 per sq ft
Business Rates	Please see table below
VAT	To be confirmed
EPC Rating	EPC exempt - Listed building

Description

The accommodation comprises the 1st and 2nd floors of this Grade II listed converted water mill. The building is presently undergoing refurbishment to return the suites to their original open plan condition with exposed beams and wooden floors.

A kitchenette will be installed within each suite.

WC's are shared with all floors.

There are on site parking spaces to the rear of the property.

Location

Fulling Mill is located on the edge of Welwyn Village a short drive from J6 of the A1(M). The village provides a wealth of amenity to include a number of restaurants, pubs and bakers. Welwyn North station is approximately 1 mile distant and provides a fast service to London Kings Cross.

Accommodation

The accommodation comprises:

Name	sq ft	sq m	Availability
1st - Offices	1,274	118.36	Available
2nd - Offices	673	62.52	Available
Total	1,947	180.88	

Viewings

Strictly by appointment via sole agents (Monday to Friday 0900 to 17:30)

Terms

The suites are available either separately or combined by way of a new effective full repairing and insuring lease for a term to be agreed with the ingoing tenant.

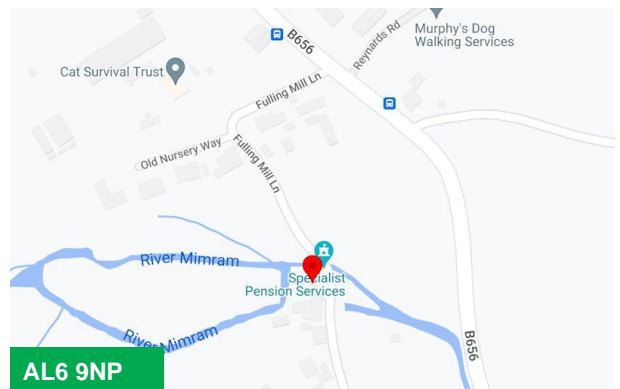
Rateable Values

The floors are assessed for business rates individually and the following Rateable Values apply for each floor:

1st Floor - £13,500

2nd Floor - £5,300

Applicants are recommended to clarify the business rates payable with Welwyn Hatfield District Council on 01707 357000.



Viewing & Further Information

Graham Payne

01707 259599 | 07801 098096

graham.payne@stimpsons.co.uk

Stimpsons

01707 259599