



## Offices To Let in Welwyn Garden City

### **Arundel House**

Garnell Business Park, Brownfields,  
Welwyn Garden City, AL7 1AY

Office

# TO LET

**1,407 sq ft**

(130.71 sq m)

- Self Contained
- On site car parking
- Short distance to town centre and station
- Easy access to motorway network
- Fitted office accommodation
- VAT not applicable

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## Summary

<b>Available Size</b>	1,407 sq ft
<b>Rent</b>	£24,625.00 per annum
<b>Rateable Value</b>	£25,750 For further information on rates payable please contact Welwyn Hatfield Council
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>Estate Charge</b>	£1,200 per annum
<b>EPC Rating</b>	Upon enquiry

## Description

The first floor of Arundel House comprises offices benefitting from excellent natural light and onsite parking.

## Location

Garnell Business Park is located on the Brownfields Industrial Estate, a short drive from The Mundells one way system. The property provides quick access to both the town centre and the A414, which links Hertford and the A10 in the east and Hatfield and the A1(M) to the west. Access to the A1(M) is within 3 miles of the property and the M25 is within 13 miles.

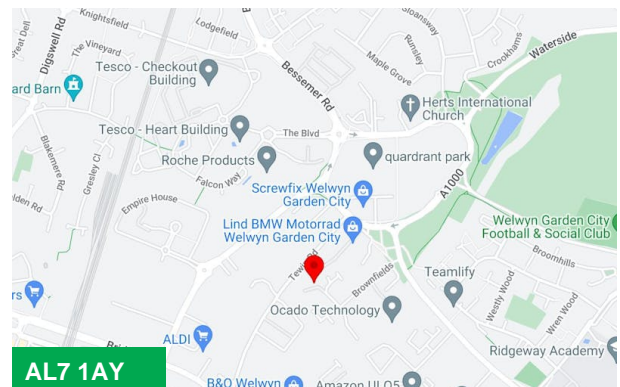
Welwyn Garden City station provides a fast, electrified service between Kings Cross St Pancras and Leeds.

## Terms

The property is available on a new effective full repairing lease for a term to be agreed.

## Viewings

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



## Viewing & Further Information

### Graham Payne

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### Stimpsons

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