

TO LET

3,928 SQ FT

Refurbished First Floor Office Suite

Ultra Low Energy
Costs Fixed Until 2026



ATTRACTIVE MODERN DEVELOPMENT IN LEAFY SETTING

1 SILVER COURT, WELWYN GARDEN CITY, HERTFORDSHIRE AL7 1LT



WELWYN GARDEN CITY

Offering excellent facilities in an attractive landscaped environment, Welwyn Garden City is the home of a number of major companies including Tesco, Roche and Paypoint. It also immediately adjoins Hatfield with its major business park.

The town is approximately 20 miles north of Central London between junctions 4 and 6 of the A1(M) and just 7 miles north of the M25 at junction 23 (South Mimms).

In addition, the A414 dual carriageway provides a fast east/west link between the M1 at Hemel Hempstead and the M11 at Harlow.

There is a fast electrified Thameslink train service to London Kings Cross / St Pancras (Europe's leading transport hub) (25 mins) and also services to Moorgate. There are direct links to the Victoria and Piccadilly tube lines at Finsbury Park.

In addition there is very convenient access to Luton and Stansted airports.

LOCATION

Silver Court forms part of the Watchmead business area which is a campus style development on the east side of the town offering particularly convenient access to Hertford via the A414.

It is close to the Morrisons superstore and Attimore Barns pub restaurant and Tewin Bury Farm hotel and restaurant. St Albans is also conveniently close.

It comprises a group of three distinctive office buildings occupied by a range of office tenants.

DESCRIPTION

The available office space comprises the entire first floor east wing of Building 1, and includes 24 exclusive spaces plus 10 shared spaces with the resident owner.

FLOOR AREA (Approximate Net Internal)

3,928 Square Feet

FEATURES

- Attractive modern development
- Prestige entrance area
- Raised floors for cabling
- Lift
- New carpets and decorations
- Staffed reception
- LED lighting
- **Ultra low utility costs fixed to 2026**
- 24-34 car spaces.

TERMS

Available on a flexible new lease for a term to be agreed.

In addition to rent the tenant will also be responsible for the payment of rates and a service charge to cover the shared costs of running the building and external areas but on a very economical basis.

ENERGY PERFORMANCE

EPC Rating C (62).

INSPECTION

To view or for further information please contact:

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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.