



**AITCHISON
RAFFETY**



- Attractive grade II listed building
- Recently refurbished
- Private gated car park
- Close to local amenities
- Entry phone
- Shared reception

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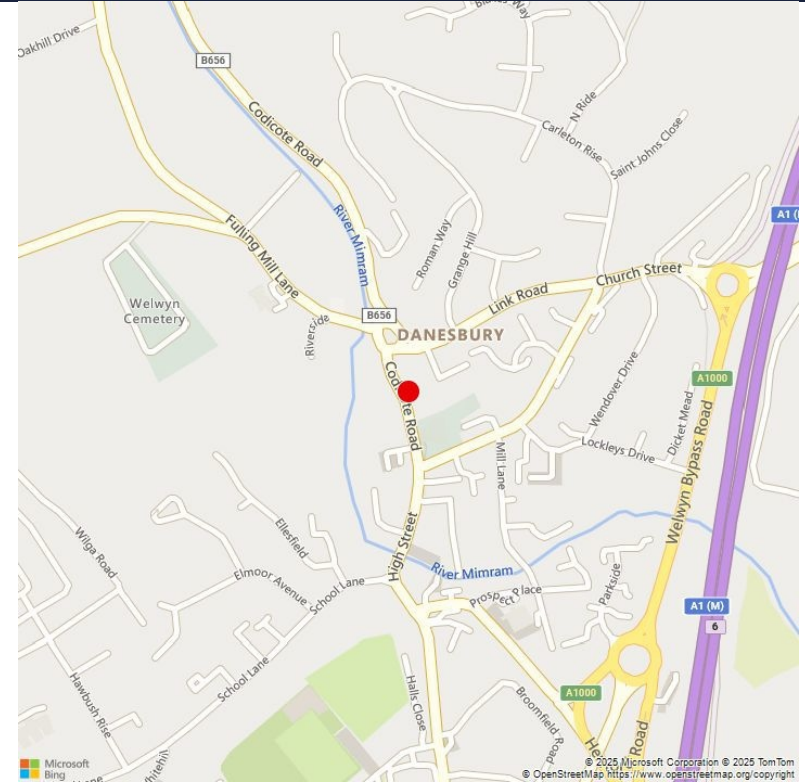
The Grange, 3 Codicote Road, Welwyn, Hertfordshire, AL6 9LY

Attractive office suite within Grade II listed building

Approx. 854.68 Sq Ft (79.4 Sq M)

To Let

The Grange, 3 Codicote Road, Welwyn, Hertfordshire, AL6 9LY



Description

The property comprises an office suite within a Grade II listed building on Codicote Road in Old Welwyn. Retaining its original character features throughout, the building offers a ground floor office suite with a shared reception area.

The suite consists of four separate office rooms along with additional storage. The suite is self-contained with WC and kitchenette within its demise. Additionally, this suite benefits from extra basement storage, ideal for filing.

The suite benefits from Cat V data cabling, gas central heating and entry phones.

There are Four parking spaces available in total.

Location

The property is located in the centre of Welwyn village which is an attractive and busy village situated to the west of the A1(M), approximately 6 miles south Stevenage and 6 miles north of Hatfield. The offices are within a short walk of local shops, cafes and restaurants. The A1(M) (Junction 6) is approximately 0.8 miles from Codicote Road.

Rent

£13,950 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From verbal enquiries, we understand the current rateable value for the suite is £15,250

VAT

This property is subject to VAT.

Energy Performance Rating

Awaited

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together.

Please contact for more information.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings
By appointment only with sole agents Aitchison Raffety
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AITCHISON RAFFETY

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