



**AITCHISON
RAFFETY**



- Attractive grade II listed building
- Flexible office suites
- Private gated car park
- Close to local amenities
- Entry phone
- Shared reception
- Undergoing refurbishment

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

Attractive office suites within Grade II listed building

Approx. 461.57 - 1,316 Sq Ft (42.88 - 122.26 Sq M)

To Let

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

Description

The property comprises two office suites within a Grade II listed building on Codicote Road in Old Welwyn. Retaining its original character features throughout, the building offers multi-let suites with a shared reception area. The suites can be let together or separate.

The ground floor suite, accessible from the right of reception, 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 first-floor suite is smaller, featuring two main office rooms and also benefiting from its own WCs and a kitchenette.

Both suites benefit from Cat V data cabling, gas central heating and entry phones.

There are six 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.



Gated Car Park



Ground Floor Front



Car Park



Shared Reception

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Frontage



First Floor Suite

Floor Area

Suite 1	854.68 Sq Ft	79.4 Sq M
Suite 3b	461.57 Sq Ft	42.88 Sq M
Total	1,316 Sq Ft	122.26 Sq M

Rent

Suite 1	£16,950 per annum
Suite 3b	£10,950 per annum
Total	£27,950 per annum

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 suites are:

Suite 1:-	£15,250
Suite 3b:-	£9,400

VAT

This property is subject to VAT.

Energy Performance Rating

Awaited

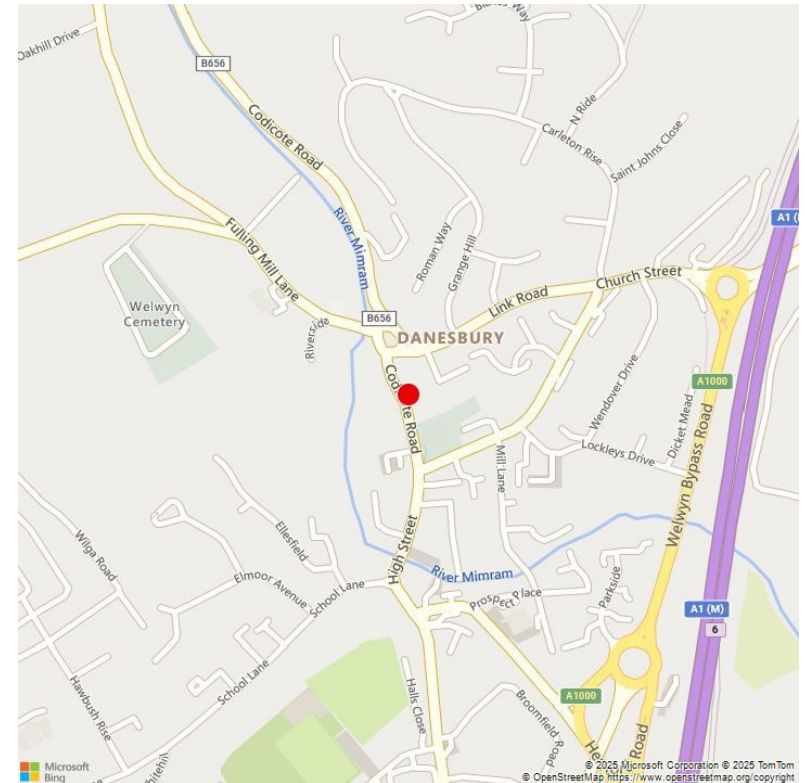
Service Charge

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**



www.argroup.co.uk



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We invest in people Silver



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