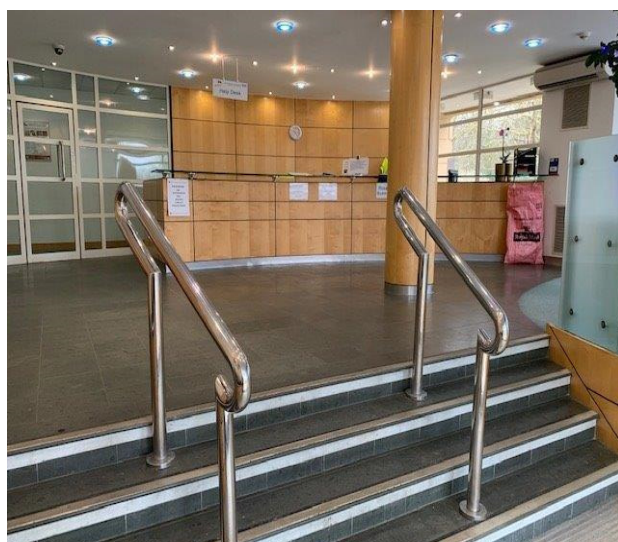


## 2<sup>ND</sup> FLOOR, ROSANNE HOUSE, PARKWAY WELWYN GARDEN CITY, AL8 6HG



### TO LET

#### Prominent "Plug and Play" Town Centre Offices

2,950 SQ FT (274.1 M<sup>2</sup>)

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>■ Air conditioned accommodation</li> <li>■ Mixture of open plan and individual offices/meeting rooms</li> <li>■ Good decorative condition</li> <li>■ Kitchenette</li> </ul> | <ul style="list-style-type: none"> <li>■ Impressive ground floor reception area</li> <li>■ Good natural light</li> <li>■ On site car parking</li> <li>■ Two passenger lifts</li> </ul> |
|--|--|

## 2<sup>ND</sup> FLOOR, ROSANNE HOUSE, PARKWAY WELWYN GARDEN CITY, AL8 6HG

### LOCATION

Rosanne House is prominently located on the corner of Parkway and Bridge Road opposite the John Lewis department store. The building is a short walking distance from both the town centre amenities and Welwyn Garden City mainline station.

Welwyn Garden City benefits from a number of high street and independent retailers, a good mix of restaurants and cafes as well as the John Lewis department store and Howard Centre shopping mall.

### DESCRIPTION

Rosanne House is a traditional Welwyn Garden City building with an impressive ground floor reception area. The suite benefits from good natural light and is located on the 2<sup>nd</sup> floor.

The suite is currently arranged as three larger open plan office areas together with four individual offices/meeting rooms together with two store rooms and a kitchenette/breakout area. The partitions can be removed or rearranged to suit an occupier's requirement.

The suite is furnished and benefits from connected data cabling and as such is available on a "plug and play" basis or as open plan accommodation.

### ACCOMMODATION

2,950 Sq Ft (274.1 m<sup>2</sup>)

(approximate IPMS3 floor areas)

### TERMS

The property is available by way of a new lease for a term to be agreed with the incoming party although consideration will be given to a shorter term letting to expire in August 2020.

### RENT

On Application

### RATES

Rateable value: £39,250

Rates payable: £19,349.50 per annum (2019/20)

### SERVICE CHARGE

To be confirmed

### VAT

The property is VAT Registered and therefore VAT will be charged on the rent and service charge

### EPC

The Energy Performance Asset Rating is to be confirmed.

### VIEWING

Strictly by appointment via joint agents:

**GRAHAM PAYNE**  
**01707 259599**  
**gp@stimpsons.co.uk**

**STIMPSONS**  
**2 Falcon Gate**  
**Shire Park**  
**Welwyn Garden City**  
**AL7 1TW**

The full range of our instructions is available on our website [www.stimpsons.co.uk](http://www.stimpsons.co.uk)

March 19

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