

BASEMENT TO LET

SUITABLE FOR LIGHT STORAGE

IDEAL FOR ARCHIVE FILING

**brasier
freeth.**
CHARTERED SURVEYORS

Wentworth Lodge
Great North Road
Welwyn Garden City
Hertfordshire - AL8 7SR

01707 392080
www.brasierfreeth.com



DENMARK HOUSE, PARKWAY, WELWYN GARDEN CITY, AL8 6JN

| DESCRIPTION

The premises form part of Denmark House which was formerly offices and has now been converted into residential apartments. The basement was formerly used for archiving facilities and is of substantial construction with a floor to ceiling height of approximately 3.97m.

Access for the property is currently from the side of Denmark House underneath the service entrance to the Sainsbury's Supermarket.

The basement is currently in shell and core condition and would suit use as storage accommodation.

| ACCOMMODATION

	sq ft	sq m
Basement	2,658	246.9

| LEASE

The property is available on a new lease upon terms to be agreed.

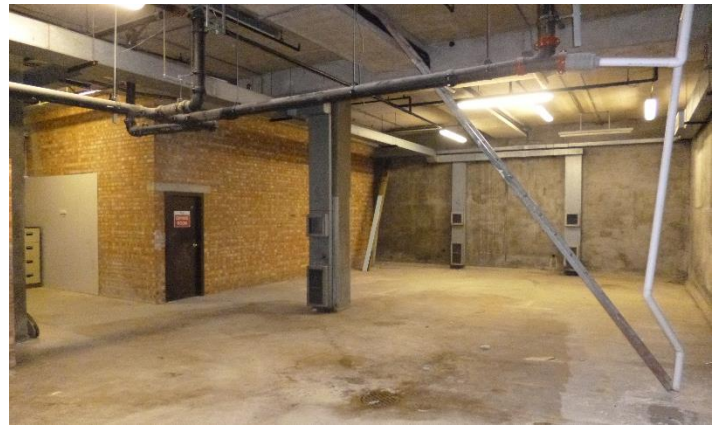
| PLANS

Full plans and other additional information can be provided upon request.

VIEWING | Strictly by appointment through this office with:

Jack Woolf
01707 242952
jack.woolf@brasierfreeth.com

James Oliver
01707 396733
james.oliver@brasierfreeth.com



LOCATION

The property is situated on the Parkway in the town centre of Welwyn Garden City. There are a wide range of retail and leisure amenities within close proximity of the property including various shops and restaurants, The Howard Shopping Centre and the John Lewis Department Store. The railway station is within 3 minutes' walking distance of the property.

Welwyn Garden City lies approximately 25 miles north of central London and is located adjacent to the A1(M). Junction 23 of the M25 is approximately 9 miles to the south via the A1(M).

Welwyn Garden City railway station offers a good service to Kings Cross (4 to 5 trains per hour at peak times with a fastest journey time of 27 minutes to Kings Cross), with links to London Underground at Finsbury Park.

Luton airport is 14 miles, Stansted airport is 28 miles and Heathrow Airport is 35 miles distant from the property.

RENT

Upon application.

RATES

To be assessed.

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority (Welwyn Hatfield Borough Council Tel: 01707 357026)

EPC RATING

To be commissioned.

16-15933

- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy



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