

KELLARD HOUSE

London Road, Woolmer Green, Hertfordshire,
SG3 6FP



NEW OFFICE SUITES
INDIVIDUAL SUITES – VARIOUS SIZES

945 sq ft – 5,889 sq ft
(75.4 sq m – 547 sq m)

TO LET

Brown & Lee
Chartered Surveyors

T: 01438 316655
W: www.brownandlee.com



Location

Woolmer Green is a small village located just to the south of the village of Knebworth on the B197 between Welwyn Garden City and Stevenage.

Knebworth is a large village of some character approx. 3 miles to the south of the centre of Stevenage. There are various retail establishments in the village. The M25 is within 20 minutes driving time and the village is served by a mainline railway station on the London Kings Cross to Edinburgh line, with amn Intercity Station at Stevenage. Stevenage to the North and Welwyn Garden City to the south are the main commercial centres and within five miles drive of Woolmer Green.

Description

The development comprises of four new retail units to the ground floor and office space at first and second floor. The offices are arranged as two separate offices on the first floor, each with their own kitchen area and an additional two available offices on the second floor. Again, with their own designated kitchen area.

The offices will be finished fully decorated with raised access floors and carpet tiles throughout. There will be shared toilet facilities to each floor. Kitchens will be fully finished, excluding white goods. There will be full fibre infrastructure technology. Air-conditioning will be supplied to all offices and the coms room. There will be mechanical ventilation to the kitchens and toilets.

Offices are available individually or combined

Features

- LED Lighting
- Allocated Parking
- Air-conditioning
- Shared WC facilities / Shower facility
- Designated kitchen area to each office
- Prominent road side location
- Lift
- BT Fibre Broadband

Accommodation

The following office accommodation is available:

First Floor:

Office 1	1,189 sq ft	110.5 sq m	Car spaces
Kitchen area	110 sq ft	10.3 sq m	
Total	1,299 sq ft	120.6 sq m	4

Office 2	1,390 sq ft	129 sq m	Car spaces
Kitchen area	105 sq ft	9 sq m	
Total	1,495 sq ft	138.8 sq m	4

Second Floor:

Office 3	811 sq ft	75.4 sq m	Car spaces
Kitchen area	134 sq ft	12.5 sq m	
Total	945 sq ft	87.8 sq m	3

Office 4	1,948 sq ft	181 sq m	Car spaces
Kitchen area	202 sq ft	18.8 sq m	
Total	2,150 sq ft	199.7 sq m	6

Total

Total area	5,889.5 sq ft	547 sq m
------------	---------------	----------

Measurements are on a GIA basis taken from plan and are subject to final on-site measurement. Floor plans available on request.

Terms

The properties are available to rent on a new lease for a minimum term of 3 years.

Rental

Office 1 – £23,350 per annum, exclusive
Office 2 - £26,950 per annum, exclusive
Office 3 - £17,000 per annum, exclusive
Office 4 - £38,500 per annum, exclusive

Service Charge

Office 1 – £7,467.68 per annum, exclusive (approx.)
Office 2 – £8,736.48 per annum, exclusive (approx.)
Office 3 – £5,095.02 per annum, exclusive (approx.)
Office 4 - £12,235.85 per annum, exclusive (approx.)

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is to be assessed we are therefore unable to provide information in this respect. Any rates due at the property will be the responsibility of the incoming tenant or purchaser. The UBR for 2020/21 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Brown & Lee

Chartered Surveyors

For further information, please contact:

Viv Spearing

M: 07970 819375

T: 01438 794595

W: viv.spearing@brownandlee.com

Halli Rutter

M: 07384 460022

T: 01438 794594

E: halli.rutter@brownandlee.com

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF Ref: 11724

In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract.

All prices and rentals are quoted exclusive of VAT | Regulated by RICS

