



- Self contained ground floor office suite
- Being refurbished to include new LED lights, carpeting and full redecoration
- Cat 5 data cabling
- Kitchen
- Shared WCs
- Door entry and alarm systems
- 3 parking spaces
- Within 3 miles of the A1(M) Junction 3

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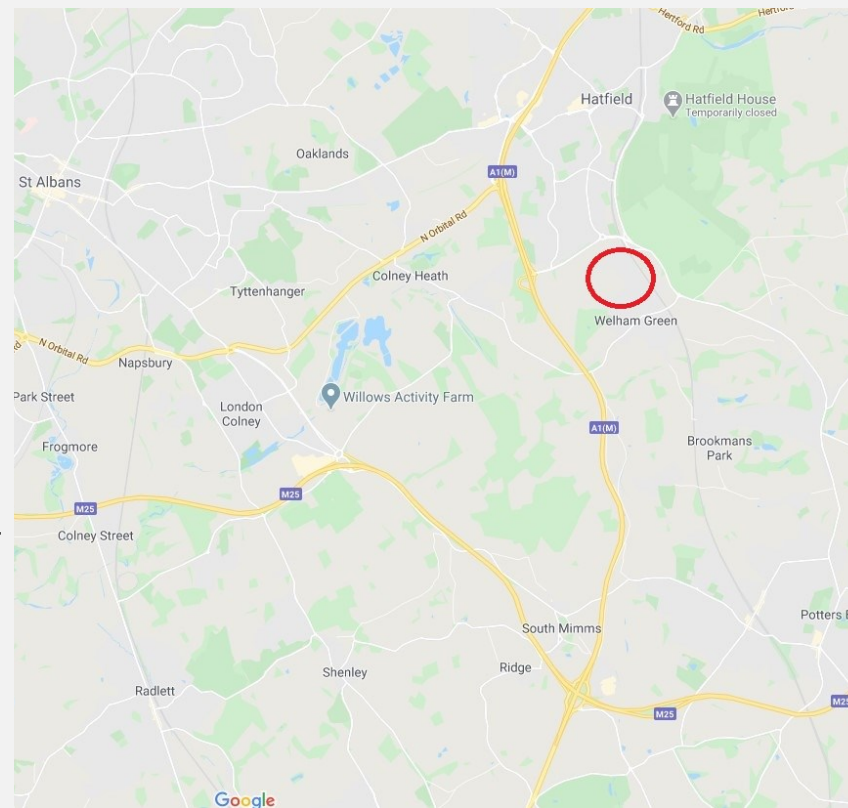
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**Brent House, Welham Green, Herts AL9 7HF**

Approx. 1,027 sq ft (95.41 sq m)

**To Let**

# Brent House, Travellers Lane, Welham Green, Herts AL9 7HF



## Description

An open plan office suite on the ground floor of this two storey modern building. There is a communal reception with the offices accessed from this. The suite is open plan and to be refurbished with new decorations, carpeting, lighting and kitchen. Externally there 3 allocated parking spaces.

## Location

Situated on Travellers Lane within the established commercial area of Welham Green. Welham Green has excellent communication links and is served by a mainline train station with frequent services to London (Kings Cross).

A1(M) (Junction 3)	3 Miles
M1 (Junction 6)	9 Miles
M25 (Junction 22)	4 Miles
Hatfield	3 Miles
Welwyn Garden City	6 Miles
Potters Bar	5 Miles

## Business Rates

From enquiries we understand that the current rateable value is £10,750 with rates payable of approximately **£5,400 per annum**. The property would qualify for small business rates relief which could reduce the amount payable to £0 per annum.

## Floor Area

Approximate net internal floor area:

Ground Floor Suite 1,027 sq ft 95.41 sq m

## Terms / Rent

Available by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£17,500 per annum**.

## Energy Performance Rating

Rating E—107

## Viewings

Strictly by appointment via the sole agents.

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