NEWLY REFURBISHED
HIGH QUALITY OFFICE SUITES **TO LET**
2,860 - 5,740 SQ FT

- Prime town centre location
- Short walk to Welwyn Garden City railway station
- Air conditioning
- On site car parking
LOCATION
Situated on the edge of Welwyn Garden City town centre, with its extensive shopping and eating facilities, Rosanne House is only a few minutes walk from the station, from where there are regular services to London, Kings Cross, with a fastest journey time of only 26 minutes.

Welwyn Garden City lies some 24 miles north of Central London, between Junctions 4 and 6 of the A1(M), just 6 miles north of the M25 (J23). The A414 dual carriageway, provides a swift east/west link between the M1 at Hemel Hempstead and Harlow / M11.

DESCRIPTION
Rosanne House is an attractive and imposing office building occupying a prominent position at the junction of Parkway and Bridge Road East, directly opposite the John Lewis Department store.

The available suites are situated on the first and second floors and have been comprehensively refurbished. Each is arranged in an open plan fashion, with multiple aspects providing excellent natural light and pleasant views over the lawned and landscaped Parkway and The Campus green space.

KEY FEATURES
► Comprehensively refurbished.
► Air conditioned.
► Private kitchenette to each floor.
► Impressive building reception.
► On site parking.
► New carpets and decorations.
► New ceiling with inset LED lighting.

ACCOMMODATION

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area</th>
<th>Net Internal Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second floor</td>
<td>2,860 sq ft</td>
<td>267.5 sq m</td>
</tr>
<tr>
<td>First floor</td>
<td>2,880 sq ft</td>
<td>267.6 sq m</td>
</tr>
<tr>
<td>Total</td>
<td>5,740 sq ft</td>
<td>535.1 sq m</td>
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</tbody>
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These floor areas are approximate and have been calculated on a net internal basis.

Each of the suites have an EPC rating of C.

TENURE
The suites are offered individually or in combination on new leases for flexible terms by negotiation.

RATES
According to https://www.gov.uk/correct-your-businessrates, the first floor has a rateable value of £38,000 and the second £38,250, please note that this is not the amount that you pay.

RENT
Upon application.

VIEWING & FURTHER INFORMATION
For viewing and further information, please contact the joint agents:

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