

PRIME CLASS E
OPPORTUNITY
WELWYN
GARDEN CITY
UNIT 32
THE HOWARD CENTRE

Description

Welwyn Garden City is located in Hertfordshire, 20 miles north of London. It was the second garden city in England and therefore benefits from many physical, social and cultural advantages.

The Howard Centre provides over 230,000 sq. ft. of retail and leisure accommodation over two floors with direct access into the train station. The carpark within the centre provides 750 parking spaces. Notable occupiers within the scheme include **H&M, JD Sports, Fat Face, Muffin Break** and **Accessorize**. F&B brands in the City include **Cote, Loungers, Megans** and **Giggling Squid**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

Subject to planning, the following F&B options are available as per the CGI, fronting onto Howardsgate.

Whole	4,930 sq. ft.
Option 1 (split)	2,399 sq. ft. (gf), 484 sq. ft. (terrace) 2,529 sq. ft. (gf), 196 sq. ft. (terrace), 153 sq. ft. (mall)
Option 2 (split)	1,819 sq. ft. (gf), 283 sq. ft. (mall) 3,043 sq. ft. (gf), 681 sq. ft. (terrace)
Option 3 (split)	2,771 s. ft. (gf), 681 sq. ft. (terrace) 2,167 sq. ft. (gf), 153 (mall)

Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

Quoting £25 psf.



Service Charge

Estimated at £8 psf. Further info available upon request.

Business Rates

The units will be reassessed following completion of works, if required. Interested parties are advised to make their own enquires.

EPC

The property has an EPC rating of C 65. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through joint agents, **Green & Partners**, contacting:

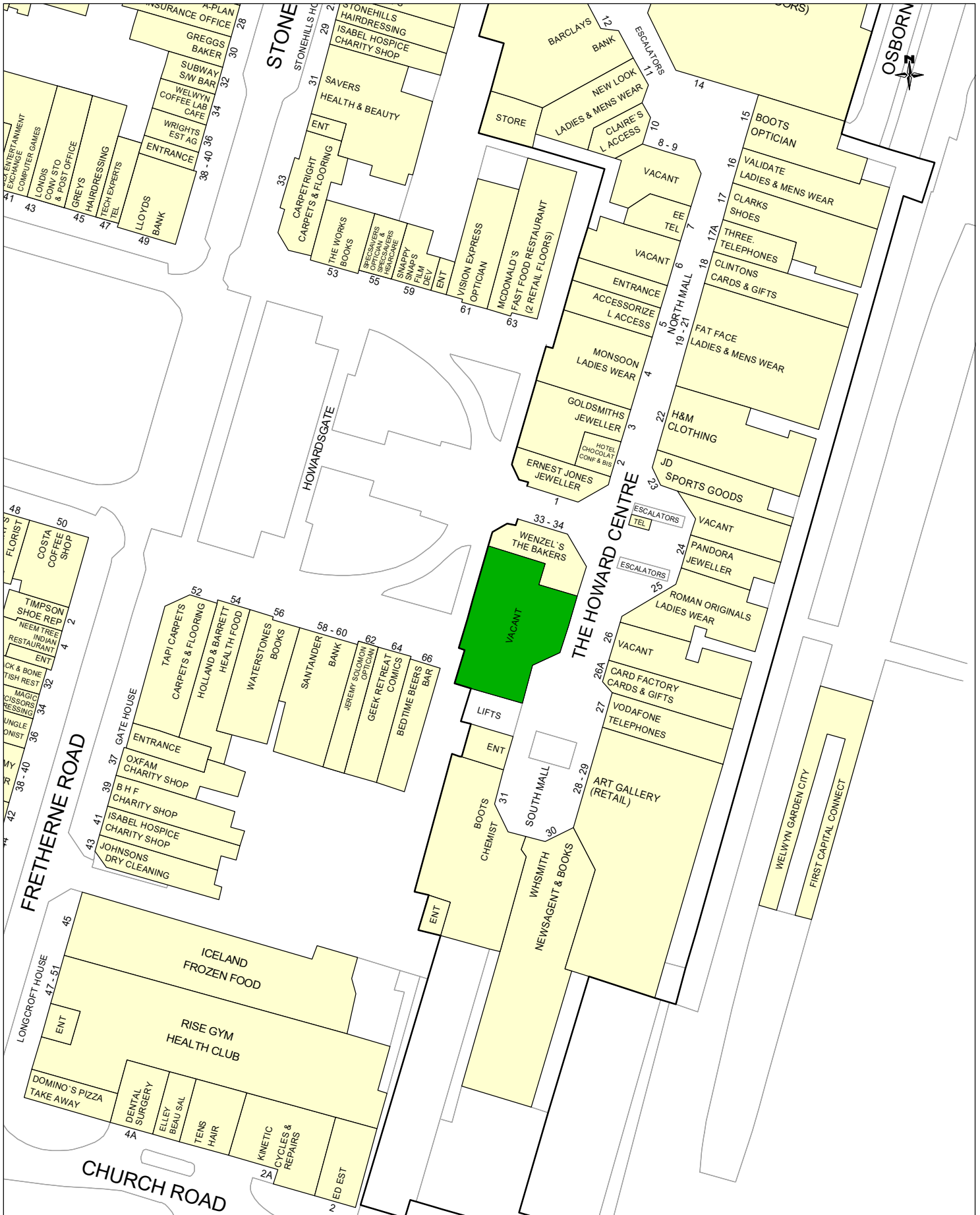
Sophie Marich 07375 625623
sophie.marich@greenpartners.co.uk

Matt Beardall 07912 746923
matt.beardall@greenpartners.co.uk

Or, **Savills**, contacting:

Michael Lockhart 07779 248780
michael.lockhart@savills.com

Subject to Contract



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