

PRIME CLASS E  
OPPORTUNITY  
WELWYN  
GARDEN CITY  
UNIT 23A, 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 **Hotel Choc**. 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

The unit is arranged over ground floor providing the following area:

**Ground Floor** 1,442 sq. ft. (133.966 sq. m)

### Lease

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

### Rent

**£37,500**

per annum

### Service Charge

The current service charge for the financial year is £18,558 per annum.



### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£36,000
<b>UBR (23/24)</b>	0.499p

All parties are to be advised to make their own enquiries to the relevant authority.

### EPC

The property has an EPC rating of C 68. A full report is available upon request.

### Legal Costs

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

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

**Matt Beardall** 07912 746923  
[matt.beardall@greenpartners.co.uk](mailto:matt.beardall@greenpartners.co.uk)

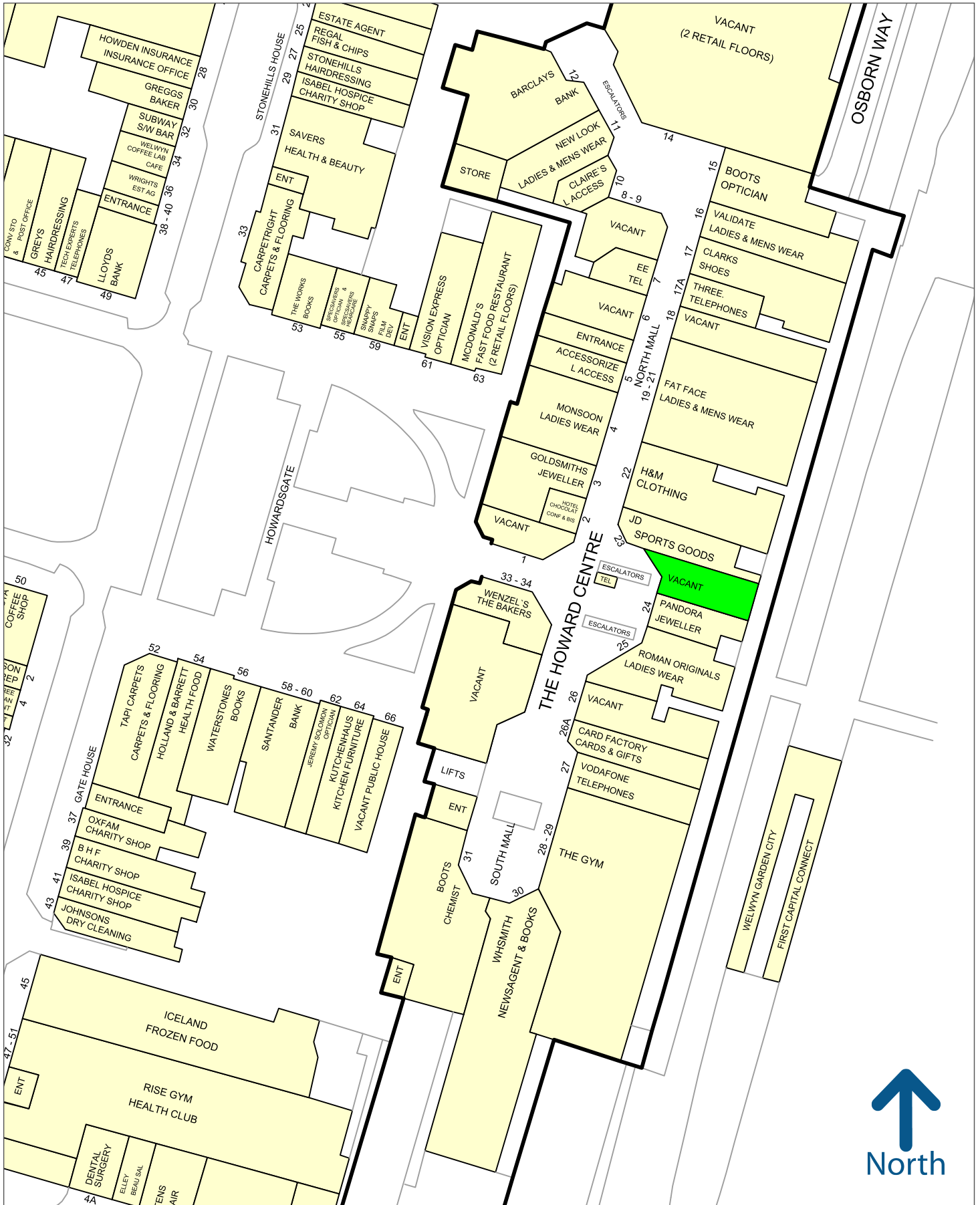
**Sophie Marich** 07375 625623  
[sophie.marich@greenpartners.co.uk](mailto:sophie.marich@greenpartners.co.uk)

Or, **Savills**, contacting:

**Michael Lockhart** 07779 248780  
[michael.lockhart@savills.com](mailto:michael.lockhart@savills.com)

**Ryan Simpson** 07812 686388  
[ryan.simpson@savills.com](mailto:ryan.simpson@savills.com)

*Subject to Contract*



50 metres

Experian Goad Plan Created: 06/01/2025  
Created By: Green and Partners