

ALCHEMY

High quality fully fitted ground & second floor office suites | 4,458 - 10,123 sq ft | To Let



Bessemer Road • Welwyn Garden City • AL4 1HE



Ground Floor Offices



Second Floor Reception

ALCHEMY

Highly impressive headquarters office building



Ground Floor



Second Floor

WELWYN GARDEN CITY

Offering a superb landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies including Tesco, Roche and Paypoint.

Welwyn lies approximately 20 miles north of Central London between Junctions 4 and 6 of the A1 (M) with the M25 just 7 miles to the south. In addition the A414 dual carriageway provides a fast and convenient east-west link to the M1 at Hemel Hempstead and M11 at Harlow.

There is a fast-electrified train service to London Kings Cross St Pancras (approx. 27 minutes) and also Moorgate with Victoria and Piccadilly underground links at Finsbury Park.

There is a very attractive town centre with a range of amenities including The Howard Centre, a large John Lewis department store, and a variety of restaurants, cafés and bars.

THE PROPERTY

Alchemy is a highly impressive and individual headquarters office building situated close to the centre of Welwyn Garden City, conveniently located in near the train station and the town centre amenities. The building stands on an elevated self-contained site.

ENERGY PERFORMANCE

EPC Rating B (48).

FLOOR AREA (Approximate NIA)

Ground Floor	4,458 sq ft
Second Floor	5,665 sq ft
Total available	10,123 sq ft

Ground Floor 21 allocated car spaces
Second Floor 26 allocated car spaces

DESCRIPTION

Ground Floor

The ground floor suite is accessed directly from the manned reception and comprises a rectangular space with glazing to the front and rear elevations providing good natural light throughout.

Second Floor

The second floor suite has excellent natural light on 2 sides and an attractive elevated outlook. A range of previous tenants fit-out may be retained if required,

Alchemy has been built to a Grade A specification and includes the following features:

- Full accessible raised access floor
- VAV air conditioning
- Suspended ceiling with integral LG3 lighting
- Attractive kitchen / breakout area
- New carpets and decorations

TERMS

Available on a new lease for a term to be agreed.

INSPECTION

To view or for further information please contact:



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The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.