

Alchemy

CONTEMPORARY OFFICE BUILDING

Bessemer Road / Welwyn Garden City / AL7 1HE



GRADE A OFFICE SUITES TO LET

3





5,665 SQ FT
AVAILABLE

WATCH VIDEO

Alchemy is a contemporary office building offering Grade A specification in the heart of Welwyn Garden City.

ALL IN THE DETAIL



Grade A office building



Refurbished reception area



EPC B



Newly refurbished suites with LED lighting



Male, female and disabled WCs and showers on each floor



VAV air conditioning



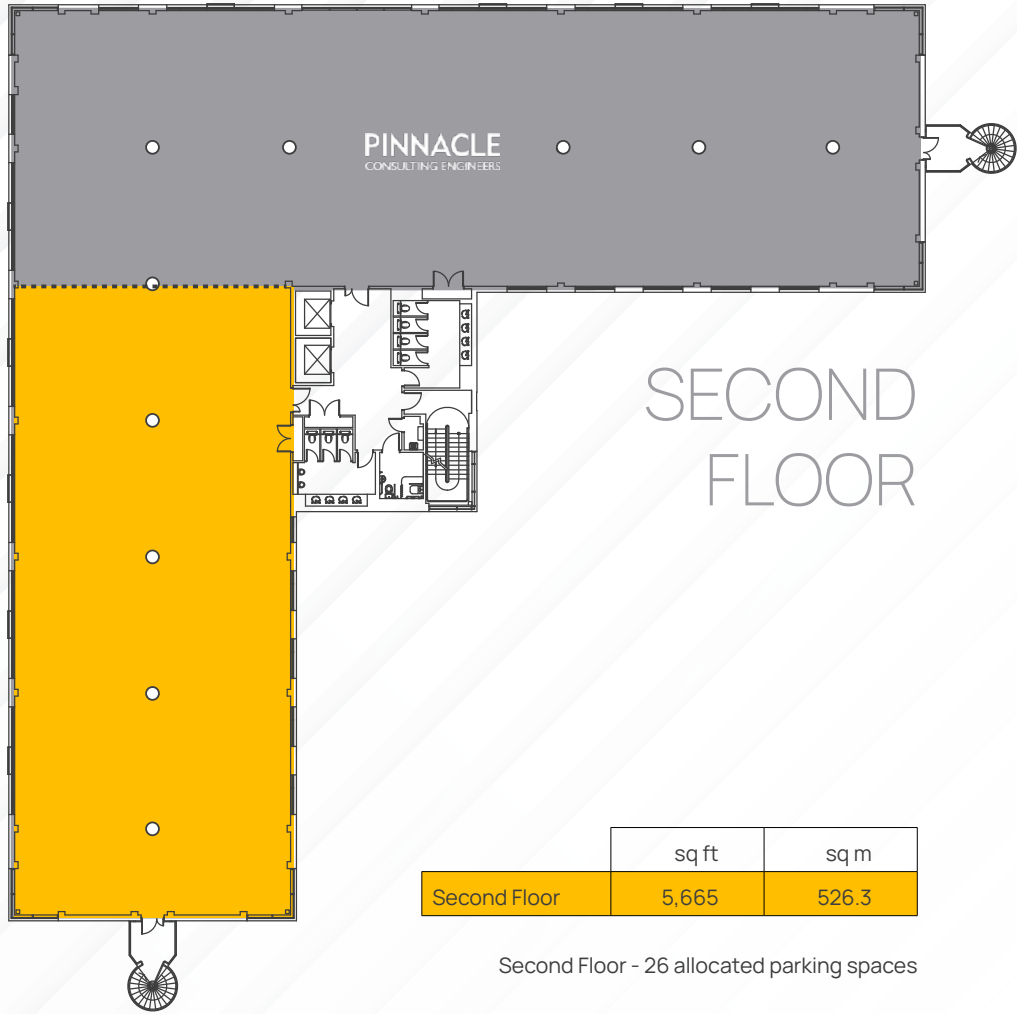
Fully accessible raised floors



Covered cycle rack



5



SECOND FLOOR

	sq ft	sq m
Second Floor	5,665	526.3

Second Floor - 26 allocated parking spaces



HAVE IT YOUR WAY

Photos show an existing fit-out of an occupied suite on the second floor



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CITY CENTRE /
STATION
0.8 MILE

8

A1(M)J6
2 MILES

CAR PARKING RATIO
1:215 SQ FT



WHERE GARDEN MEETS CITY

WELWYN GARDEN CITY

10



A SHORT WALK AWAY





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- 1 Welwyn Garden City Station / 13 mins
- 2 John Lewis / 14 mins
- 3 Waitrose / 11 mins
- 4 Costa Coffee / 14 mins
- 5 The Bakehouse Pub / 6 mins
- 6 Anytime Fitness / 15 mins
- 7 The Howard Centre / 12 mins
- 8 Travelodge / 15 mins



ON THE DOORSTEP

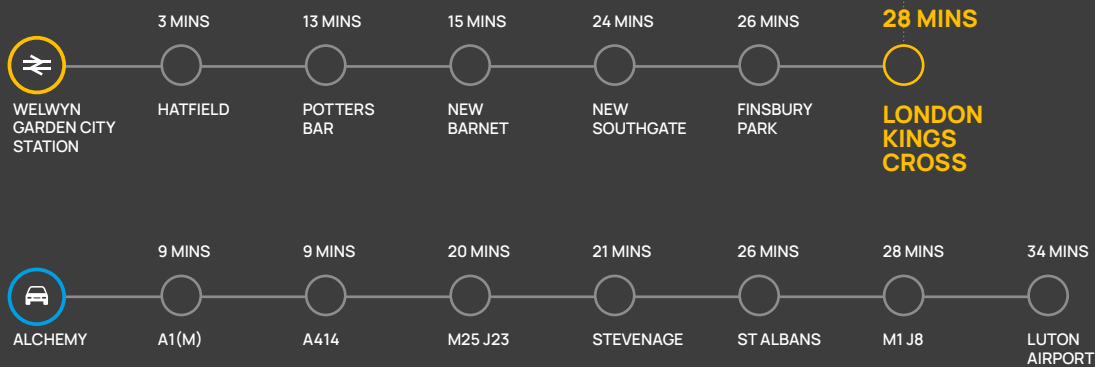
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- 1  Roche
- 2  PayPoint
- 3 Tesco
- 4 Tesco Heart Building
TESCO Express



The town of Welwyn Garden City is well served by major road routes, namely the A1(M) and the A414, with links to St. Albans, Harpenden and Luton, Hatfield and Hertford. Benefitting from an exceptional public transport infrastructure, trains run every 20 minutes Monday to Friday, south to London Moorgate and north to Hitchin and Stevenage.

Welwyn Garden City station also operates regular services to London King's Cross, Moorgate and St Pancras, and North to Cambridge, Peterborough and York, including a regular weekend service.





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W E L W Y N G A R D E N C I T Y

Terms ✓ upon application. Viewing ✓ strictly by appointment through the joint agents.



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