

Alchemy Welwyn Garden City

Ground Floor East Suite – 4,458 sq ft (414 sq m)

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Key Highlights

Fully fitted ground floor office suite of 4,458 sq ft available in March 2021 or sooner by negotiation

- Well established commercial location
- Proximity to Welwyn Garden City Station
- Proximity to the Howard centre and Welwyn Garden City town centre
- Car parking ratio of c. 1:281 sq ft
- Shower facilities
- Available fully fitted and furnished offering 'plug and play' space

Important Notice: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Not to Scale - For Identification Purposes Only. - October 2020

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Overview

Alchemy is a contemporary office, with a specification designed, built to exceptionally high standards providing Grade A office space. The building totals 41,045 sq ft and car parking on-site is provided at a ratio of c. 1:281 sq ft.

The ground floor suite of 4,458 sq ft has been fully fitted to a high specification. It is available to let from March 2021 or sooner subject to negotiation.

The building is otherwise fully let to Castle Water (Southern), Environment Agency and Pinnacle Consulting Engineers.

Location

Alchemy is a landmark building occupying a prominent position in the most desired business address in the area. The area is a well-established commercial destination with light industrial and blue-chip neighbours.

Welwyn Garden City town centre offers is just a ten minute walk away all the amenities staff could wish for such as M&S, John Lewis, numerous top retailers in the Howard Centre and a wide array of food and drink choices.

Alchemy is ideally situated with good transport links both locally and London bound. Welwyn Garden City railway station is just 500 metres away and offers cost-effective access to central London with four trains to Kings Cross per hour, with journey times of less than 30 minutes.

By car the A1 (M)/ Junction 4 is 3 miles away, M25/Junction 23 is 10 miles and Central London is 26 miles.

Building Specification

- VRV air-conditioning system
- Fully accessible raised floors
- Suspended ceilings with LG3 lighting
- Male, female and disabled WCs on each floor
- Shower facilities on each floor
- Car parking ratio of c. 1:281 sq ft
- Fully DDA compliant
- EPC B(48)

Fit Out

High standard of fit out including:

- 3x meeting rooms / individual offices
- Kitchen with breakout seating area
- Comms room
- High quality furniture including desking
- Primarily carpeted with some feature floor finishes
- Informal meeting / break out space

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Rent

Quoting £25 per sq ft

Lease

The space is available by way of a new effective FRI lease direct from the landlord.

Viewing

Strictly by appointment through Savills or our joint agent Davies & Co.

Andrew Willcock
020 7409 8866
awillcock@savills.com

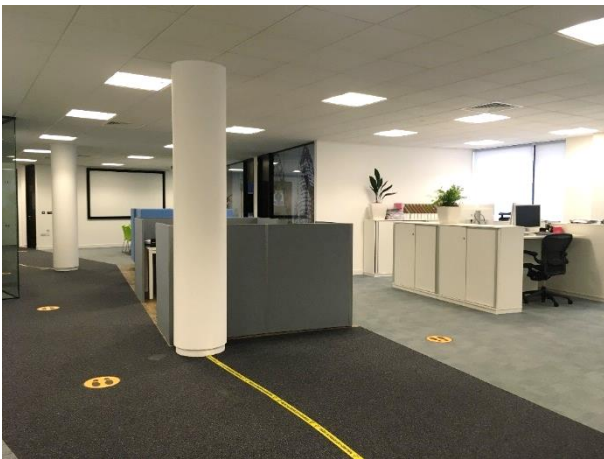
Rates & Service Charges

Business Rates: Estimated at £7.95 per sq ft
Service Charge: Estimated at £8.00 per sq ft

VAT

The building has been elected for VAT

Sarah Thorley
020 7409 8997
sarah.thorley@savills.com



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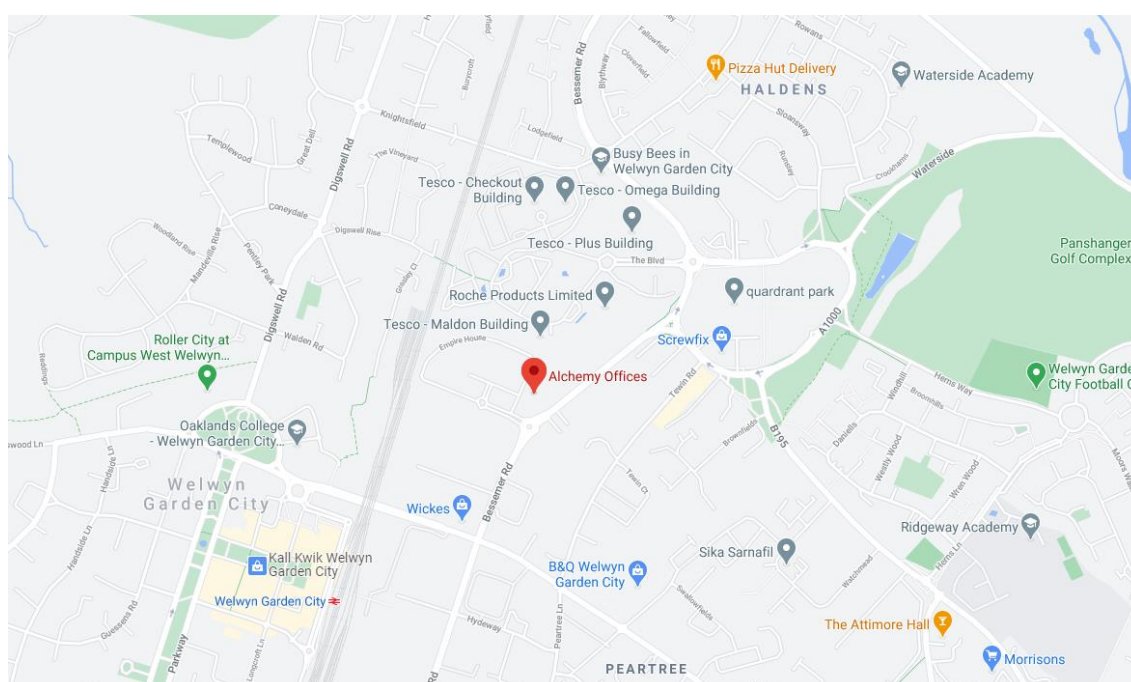
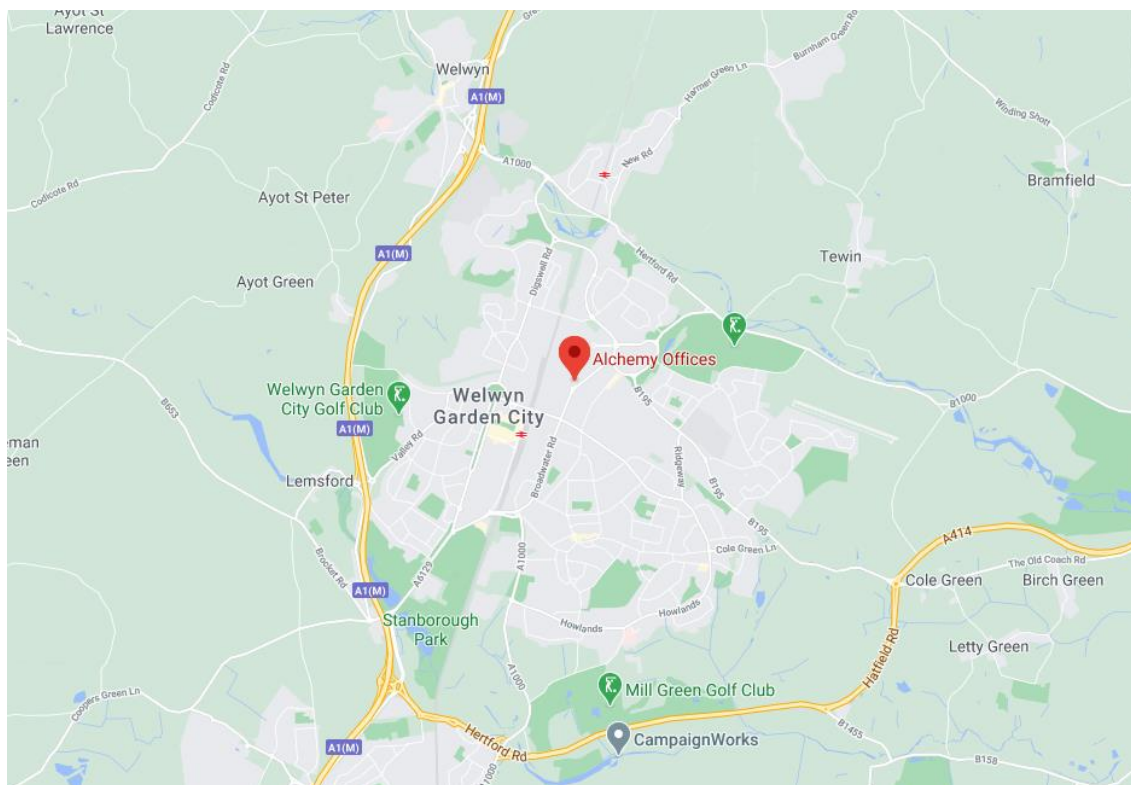
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