



**BNP PARIBAS  
REAL ESTATE**

# FREEHOLD OFFICE FOR SALE

## The Maldon Building

5 Falcon Way, Shire Park, Welwyn Garden City AL7 1GA



**36,690 SQ FT / 3,409 SQM**

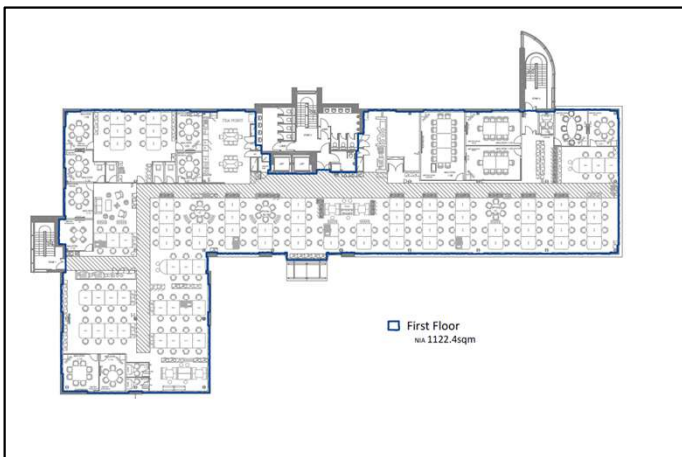
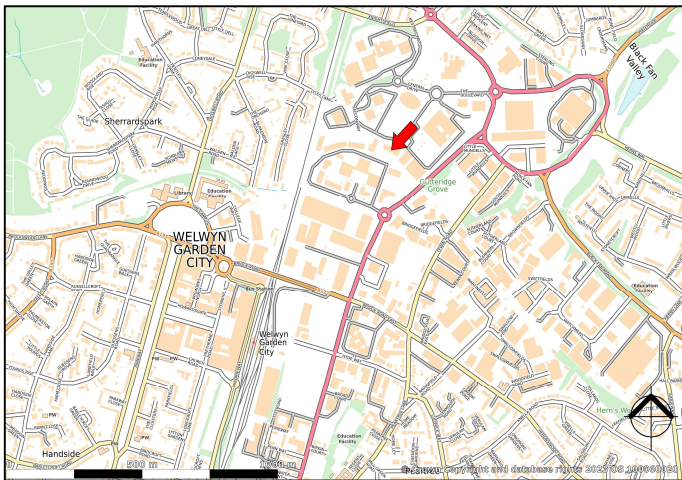


## The Location

Welwyn Garden City is a town based in Hertfordshire, 20 miles north of London. The town is well connected with access to the A1(M) via Junction 4 & 6. The A414 provides a west-east link between the M11 at Harlow and M1 at Hemel Hempstead.

Welwyn Garden City Station provides access directly to Kings Cross / St Pancras Station in 28 minutes.

Shire Park is the prime office location in Welwyn, comprising landscaped surroundings across 50 acres with blue chip occupiers including Tesco, Regus, Roche Pharmaceuticals, PayPoint and Morgan Sindall. A Tesco convenience store is opposite the property.



Typical floorplate layout



## The Building

The Maldon Building is located on Falcon Way on the southern edge of Shire Park.

The building is of 'L' shape configuration. The office space is of modern specification with open plan floorplates. There is a reception with security gated access, a canteen and WC facilities on every floor. An archive storage/ancillary extension lies to the rear of the ground floor and there is a goods-in entrance.

There are 126 dedicated parking spaces reflecting a ratio of 1:291 sq ft in a secured private surface car park accessed from Falcon Way.

The building is arranged over ground, first and second floors comprising 36,690 sq ft in total.

### Schedule of Areas (IPMS 3 approx)

Floor	SQ FT	SQM
Ground Floor (Recep)	1,006	93.46
Ground Floor (Ancillary)	506	47.01
Ground Floor (Offices)	11,004	1,022.31
First Floor (Offices)	12,081	1,122.36
Second Floor (Offices)	12,092	1,123.38
<b>TOTAL</b>	<b>36,690</b>	<b>3,408.52</b>

## Specification

The property benefits from the following modern specification:

- Raised access floors
- Suspended ceilings and recessed lighting
- Sealed unit double glazing
- Central fan coil/chiller/AHU air conditioning system
- WC facilities on all levels
- Reception area with security barriers
- 2 passenger lifts
- External back-up generator



## Tenure

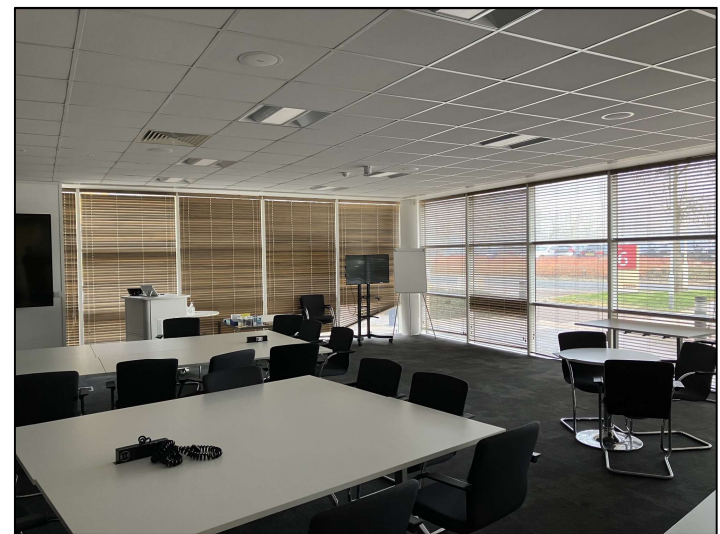
Freehold with Vacant Possession.

## EPC

A copy is available on request.

## Price

Upon application.



## VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

## Anti Money Laundering

BNP Paribas Real Estate (BNP PRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNP PRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence

## Legal Costs

Each party to be responsible for their own legal costs.

## Contact

Further information is available, as well as arrangements for viewing, which will be strictly by arrangement through:

**Will Foster**

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