

BUILDING 2, ALBANY PLACE  
BROADWATER ROAD  
WELWYN GARDEN CITY, AL7 3BG



**A self-contained, Grade A office building within a landscaped campus-style environment.**

**14,916 sq ft (1,385.68 sq m)**



For further information please contact

**BRAY FOX SMITH**

**James Shillabeer**

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# BUILDING 2, ALBANY PLACE BROADWATER ROAD, WELWYN GARDEN CITY, AL7 3BG

## LOCATION

Albany Place is Welwyn Garden City's most conveniently located office development.

Perfectly situated for easy access by rail and road, Albany Place is only a three-minute walk from the WGC station and from there it's less than half an hour to the heart of London. By car, the A1(M) is within a five-minute drive, with the M25 being only nine miles away. London Luton Airport can be reached by car within 25 minutes.

It's only a short four-minute walk to the town centre. From John Lewis to Marks & Spencer, Boots and Argos, superb shopping is within easy reach. Add multiple places to eat, a large Sainsbury's supermarket, Waitrose and a whole lot more and you've got all your staff will ever need.



## SPECIFICATION

- Double-height reception
- LG3 lighting
- Raised floor (100mm floor void) with carpet tiles
- Under-floor power track already installed
- Mineral fibre ceiling tiles
- 4 pipe fan coil air conditioning
- Passenger lift

## AVAILABILITY

The accommodation comprises the following net internal areas:

Floor	sq ft	sq m
First	7,629	708.74
Ground	7,287	676.94
<b>Total</b>	<b>14,916</b>	<b>1,385.68</b>

## TERMS

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

## SERVICE CHARGE

Available upon request.

## VIEWING

Strictly by appointment via the sole letting agents.

## DESCRIPTION

Building 2 is two-storey self-contained office building with its own dedicated reception. The building benefits from an excellent car parking ratio of 1:237 sq ft.

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