



SUPERB 2ND FLOOR OFFICE SUITE 4,000 SQ FT

Rent: £98,000 p.a.

Part Second Floor Alchemy
Bessemer Road
Welwyn Garden City
Hertfordshire
AL7 1HE

- Grade A building
- Prestige entrance
- Air Conditioning
- Raised floors
- Newly refurbished
- Flexible lease

PART SECOND FLOOR ALCHEMY, BESSEMER ROAD, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1HE

Location

The town of Welwyn Garden City is well served by major road routes, namely the A1(M) and the A4141, 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 Kings Cross, Moorgate and St. Pancras, and North to Cambridge, Peterborough and York, including a regular weekend service.

Accommodation

Alchemy is a highly impressive and individual headquarters office building situated in a prominent site close to the centre of Welwyn Garden City including the station. As can be seen in the photos it is a building with a strong individual identity. It stands in a self-contained site with parking at the front.

The suite is accessed via an impressive manned reception area (8:00 am till 6:00 pm weekdays (with 24/7 access).

The building is to Grade A specification and includes the following features:

- Full accessed raised access floor
- VAV air conditioning
- Suspended ceiling with integral LED lighting.
- 2 Passenger Lifts
- Male, female and disabled WCs and showers on each floor
- Covered cycle rack

Floor Areas (approx. NIA)	Sq Ft
Second Floor	4,000
Offices	
TOTAL	4,005
Car Parking Spaces	14

Tenure

The property is available on a new lease for a term to be agreed.

Rent and other property outgoings are subject to VAT where applicable.

Service Charge

Apportioned costs of managing the whole building approx £ X psf.

Business Rates

Please see the Valuation Office Agency website. To be separately assessed.



For further information please contact Davies & Co on 01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. 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.

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