



**SUPERB AIR CONDITIONED 2ND FLOOR OFFICE SUITE
3,000 - 4,000 SQ FT**

Rent: £24.50 per sq ft per annum

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

- Grade A building
- Divisible to suit individual requirements
- Newly refurbished
- Flexible leases
- Up to 14 parking spaces

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.

The available accommodation forms part of a second-floor suite, which the landlord is able to subdivide to accommodate specific size requirements.

As can be seen in the photos the building has a strong individual identity standing in a self-contained site with designated parking at the front.

The offices are 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 Offices	4,000
TOTAL	4,000

Tenure

Available on a new lease for a term to be agreed. Rent £24.50 per sq ft.

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

Business Rates

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

EPC

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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.