Davies
01707 274237

# Welwyn Garden City
Office
TO LET



## GRADE A OFFICE SUITES
3,500 - 11,374 SQ FT

**Rent: £24.50 per sq ft per annum**

Alchemy
Bessemer Road
Welwyn Garden City
Hertfordshire
AL7 1HE

- Contemporary office building
- Newly refurbished with VAV air conditioning
- Manned reception
- Fully accessible raised floors
- Male, female and disabled WC and showers on each floor
- Passenger Lifts

Ref O89-5

# 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 an impressive and distinctive headquarters office building occupying a prominent position close to Welwyn Garden City town centre and mainline railway station.

The available accommodation comprises two high-quality office suites. The second-floor suite extends to 5,665 sq ft and is available immediately. The landlord is willing to subdivide the accommodation to suit occupiers requiring space from approx. 3,500 sq ft. A further suite of 5,709 sq ft on the first floor will become available from January 2027.

Both suites are, or will be, refurbished to include new carpets and redecoration and benefit from recessed LED lighting, air conditioning and tea point facilities.

As illustrated in the photographs, the building has a striking architectural design and occupies a self-contained landscaped site with designated on-site parking.

The offices are accessed via an impressive manned reception, staffed from 8am to 6pm, Monday to Friday, with 24-hour access available to occupiers.

The building is finished to a Grade A specification and benefits from the following features:

* Full access raised floors
* VAV air conditioning
* Suspended ceilings with integral LED lighting
* Two passenger lifts
* Male, female and accessible WCs together with shower facilities on each floor
* Covered cycle parking
* Designated on-site car parking

| FLOOR AREAS (approx. NIA) | | Sq Ft |
|---|---|---|
| Second Floor | 3,500- | 5,665 |
| First Floor | | 5,709 |
| TOTAL | | 11,374 |

## TERMS

New flexible leases. Rent £24.50 per sq ft per annum, exclusive.

In addition to the rent, the tenant will be responsible for the payment of a building service charge, business rates, The landlord's third-party building insurance, utilities and all other outgoings relating to the occupation of the premises.

## BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £99,500 (2nd Fl suite). The first floor suite is to be independently assessed.

Rates payable 48% for the y/e 31/03/2027.

## EPC

B(48)






For further information please contact Davies & Co on 01707 274237

**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-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.

Davies
01707 274237

# ALCHEMY, BESSEMER ROAD, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1HE













Davies
01707 274237