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Albany Place

WELWYN GARDEN CITY

BUILDING 3

**A MODERN AND FLEXIBLE
GRADE A REFURBISHMENT.**

OVERVIEW



7,571 SQ FT OF LIGHT, SPACIOUS WORKSPACE AVAILABLE NOW.

Building 3 has recently been refurbished to a high standard. Set in a well landscaped environment you'll be part of an established business community. The property is ideally situated and is just a three minute walk to the train station and town centre.



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SPECIFICATION



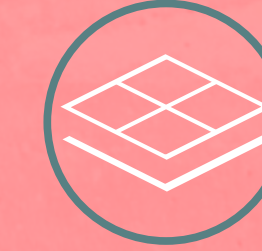
4 PIPE FAN COIL
AIR CONDITIONING



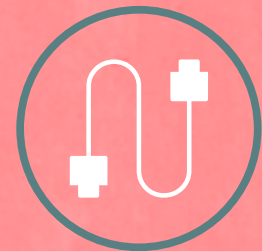
NEW FITTED
KITCHEN AREA



ELECTRIC CAR
CHARGING POINTS



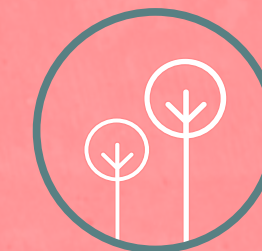
RAISED FLOOR WITH
NEW CARPET TILES



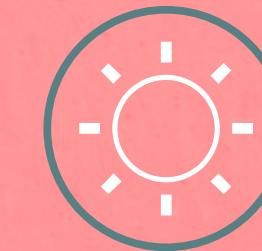
UNDER-FLOOR
POWER TRACK



NEW MINERAL FIBRE
SUSPENDED CEILING
INCORPORATING NEW LED LIGHTING



LANDSCAPED
ENVIRONMENT



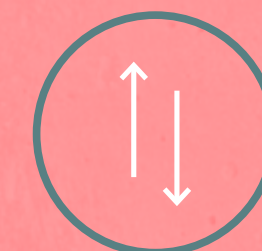
EXCELLENT NATURAL LIGHT



HIGH-SPEED
BROADBAND



EXCELLENT PARKING RATIO
(1:237 SQ FT)



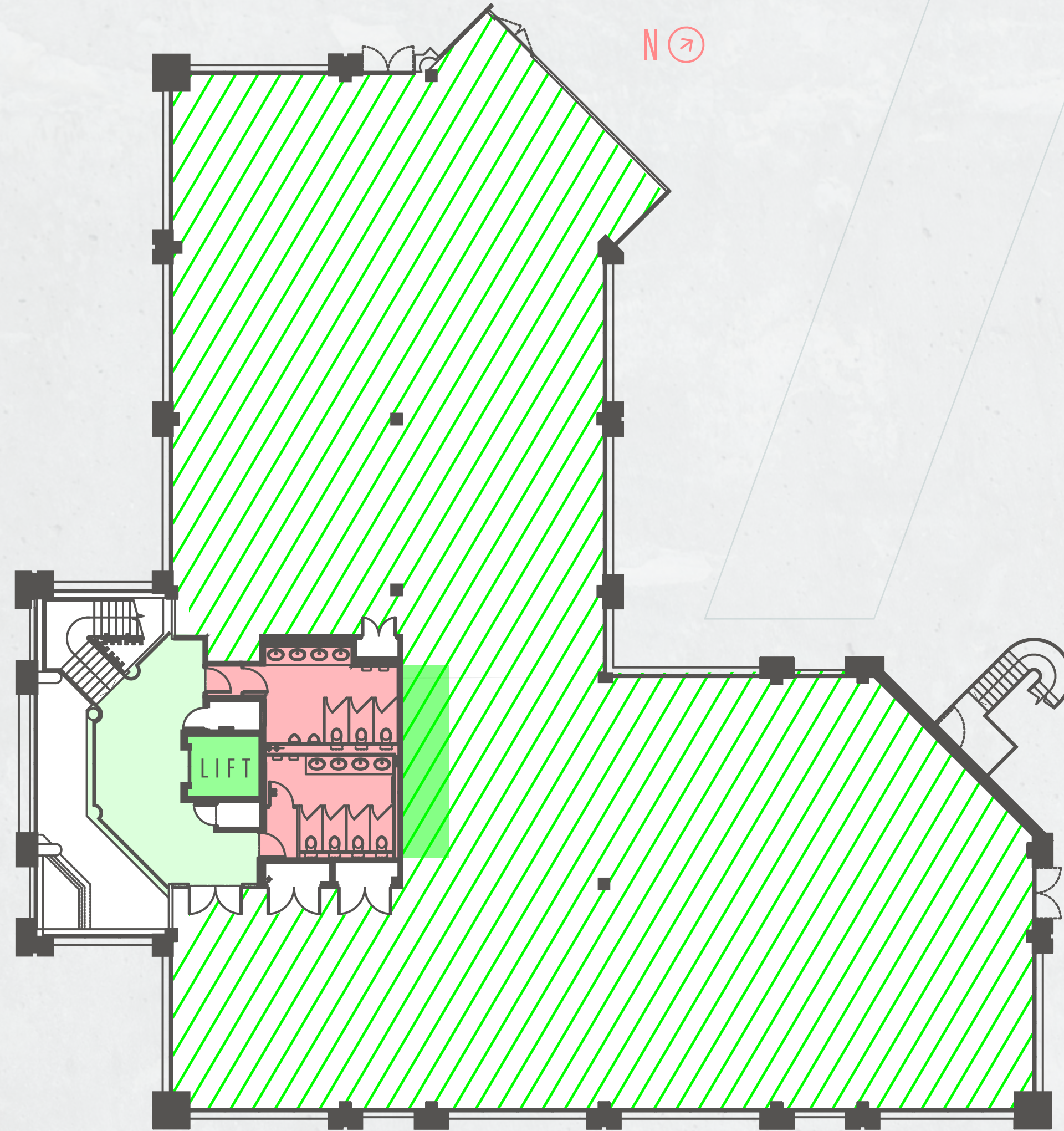
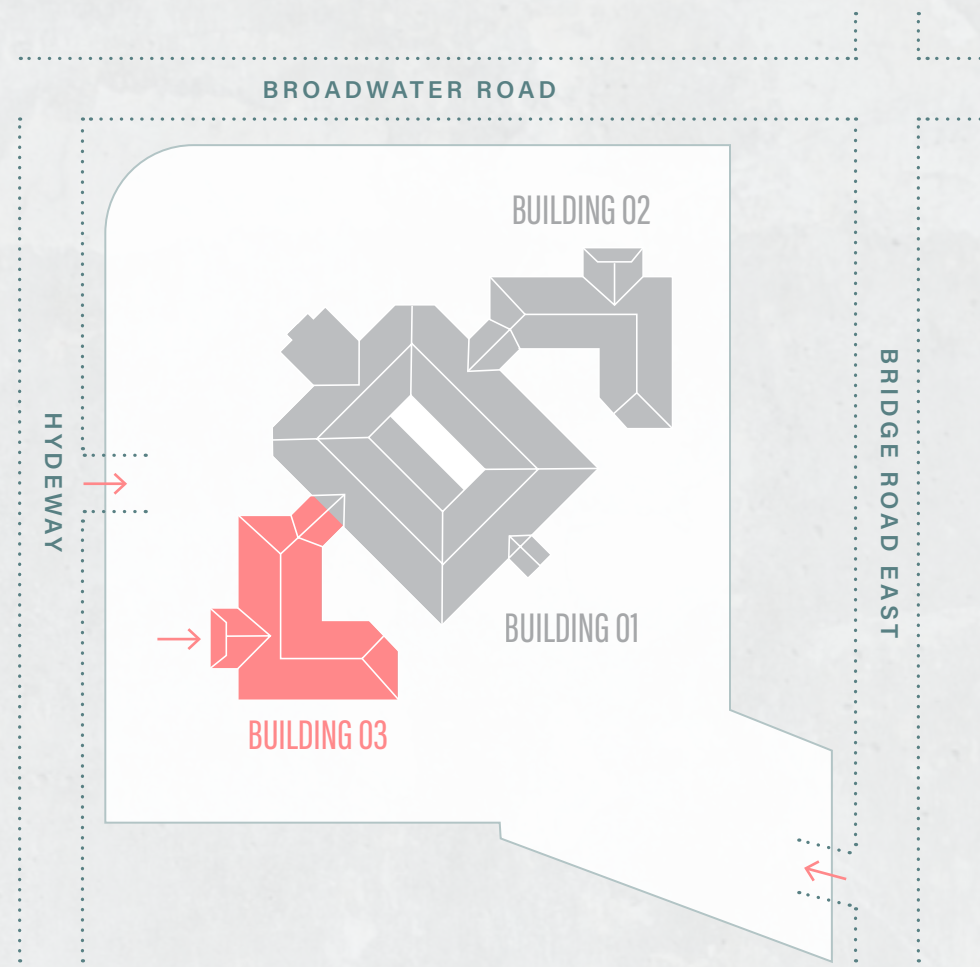
8 PERSON
PASSENGER LIFT



EPC RATING
B41



FLOOR PLAN



03 BUILDING 03

First floor 7,571 sq ft 703 sq m

The floors areas are measured on IPMS3.



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AMENITIES

**A SHORT
THREE MINUTE WALK
TO THE CENTRE OF
THE TOWN.**

FITNESS & LEISURE

Welwyn Garden City offers a variety of fitness and leisure activities, from parks and sports facilities to fitness classes, ensuring ample opportunities for residents to enhance their fitness and overall wellbeing.



BROCKET HALL
ESTATE



RISE GYM

David Lloyd
— CLUBS —

CÔTE
BRASSERIE



megan's

COSTA
COFFEE

CAFFÈ
NERO



RETAIL

Enjoy the convenience of a superb shopping destination just moments away. From renowned department stores like John Lewis to popular high street brands such as Boots and H&M, everything you need is within easy reach.

JOHN LEWIS
& PARTNERS



Boots

FATFACE

W
Waterstones

MONSOON

H&M

HOTEL
Chocolat.

FOOD & DRINK

Indulge in a variety of dining options and nearby amenities, including a large Sainsbury's supermarket and Waitrose. With an array of shops and eateries right on your doorstep, this location offers the perfect blend of convenience and lifestyle.



CONNECTIONS

EASILY ACCESSIBLE BY ALL FORMS OF TRANSPORT.

This property boasts an ideal location for easy access to major road networks, situated just 5 minutes from the M1. For those commuting to London, the train station is a mere 3 minutes away, ensuring a seamless journey to and from the office, the perfect balance of comfort and connectivity.

London Luton Airport is also just 25 minutes away by car meaning that international visits are effortless and convenient. London Heathrow Airport is also only 45 minutes away via the M25, junction 23.

Albany Place can be accessed from Broadwater Road, Hydeway and Bridge Road East.



BY RAIL

+ Just a 3 minute walk to Welwyn Garden City Station

18 mins to Finsbury Park

28 mins to King's Cross

38 mins to Moorgate



BY ROAD

+ Only 5 minutes to the A1(M), junction 4 or 6

+ Approx. 9 Miles north of M25 (junction 23)



Albany Place, Broadwater Road, Welwyn Garden City, AL7 3BG

CONTACT

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Albany Place

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