



WALLACE HOUSE

4 FALCON WAY, SHIRE PARK, WELWYN GARDEN CITY AL7 1TW

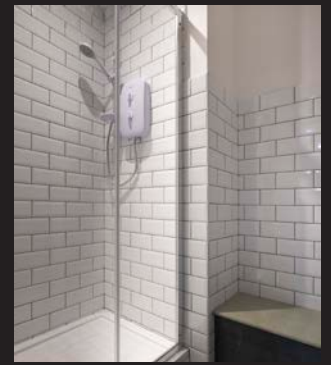


GRADE A OFFICE SPACE OF 2,400 SQ FT TO 11,640 SQ FT TO LET
SET WITHIN A MAJOR CORPORATE BUSINESS PARK



WALLACE HOUSE

Wallace House is located in Shire Park, the premier business park in Welwyn Garden City



DESCRIPTION

Wallace House is located within Shire Park, the preeminent business park in Welwyn Garden City home to Tesco's headquarters along with Nestlé, Saunders Partnership, N20, Roche Pharmaceuticals & Willis Towers Watson.

Wallace House is a 2-storey headquarters-style office building which has undergone a major Grade A refurbishment including an upgrade of air conditioning to a VRF system.

There has been a comprehensive modernisation of all common areas with the inclusion of modern shower facilities and break-out space to suit a variety of occupiers.



SPECIFICATION

VRF air conditioning

Contemporary reception

55 car spaces (Ratio 1:210 sq ft)

Full access raised floors

Suspended ceiling

PIR LED recessed lighting

Refurbished male & female WCs

Refurbished shower facilities

Electric vehicle charging points



AVAILABILITY

FLOOR AREAS (NIA)

Floor	Sq ft	Sq m	Car spaces
Ground	5,100	473.8	24
First	6,538	607.4	31
Total	11,638	1,081.2	55

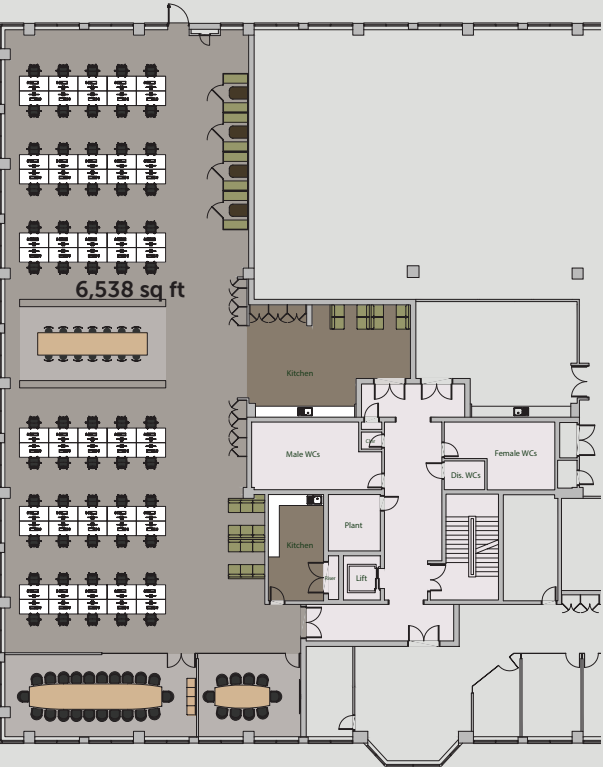


GROUND FLOOR

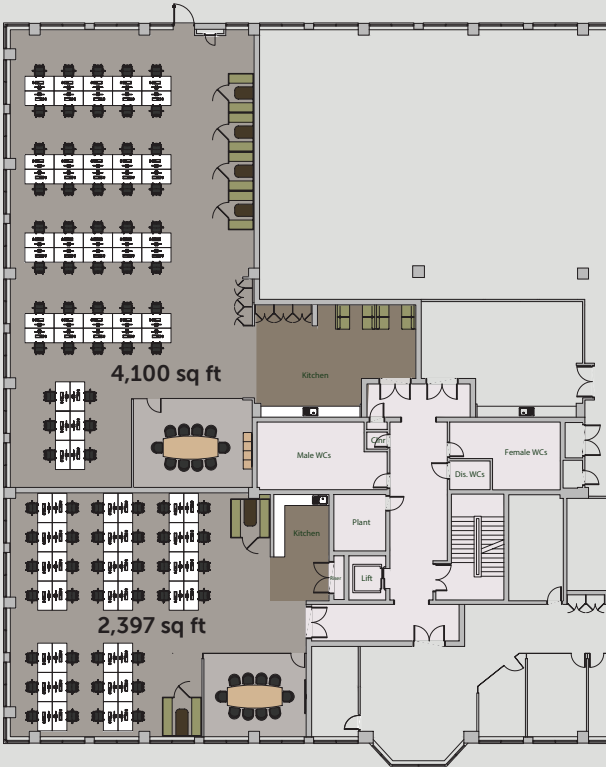
FIRST FLOOR

The office space is available as a whole of 6,538 sq ft (607.4 sq m) or in 2 suites of 2,397 sq ft (222.7 sq m) & 4,100 sq ft (381 sq m).

Whole suite



Divided Suite



Not to scale. Indicative space plans.

LOCATION

The town is located adjacent to junctions 4 and 6 on the A1(M) with the M25 (junction 23) approximately 6 miles to the south. The A14 dual carriageway provides a fast east-west link to the M1 and Hemel Hempstead and the M11 at Harlow. The railway station offers a fast train service to London King's Cross (22 minutes) and Moorgate (33 minutes). Luton airport is approximately 13 miles away with Stansted 25 miles and Heathrow 35 miles.

TRAVEL TIMES

BY ROAD

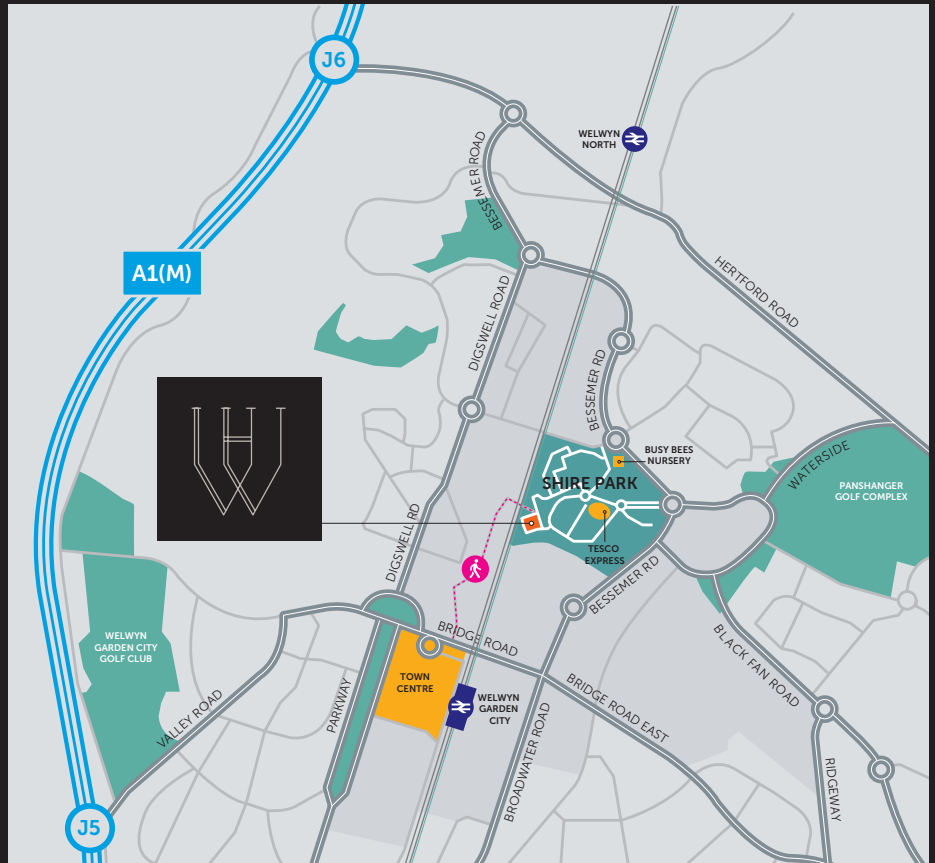
A1(M) J6	3 miles
A1(M) J4	3 miles
M25 J2	10 miles
Central London	25 miles

AIRPORTS

Luton	14 miles
Stansted	28 miles
Heathrow	35 miles

RAIL

King's Cross	22 mins
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TERMS

Upon application.

VIEWING

Strictly by appointment through the joint agents.

Misrepresentations Act 1967:

Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. August 2026.



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