



Wallace House

Falcon Way, Shire Park, Welwyn Garden City, AL7 1TW

2,400 to 11,640 sq ft Grade A Office Space Available in Wallace House, Shire Park, Welwyn Garden City

5,100 to 11,638 sq ft
(473.81 to 1,081.21 sq m)

- Grade A Office Space
- 55 car Spaces (1 per 210 sq ft occupied)
- Full Access Raised Floors
- PIR LED recessed lighting
- Refurbished Male & Female WCs & Showers
- Contemporary Reception Area
- VRF Air Conditioning
- Electric Car Charging Points

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Description

Shire Park’s premier business destination, Wallace House occupies a prime position alongside major corporate occupiers including Tesco, Nestlé, Roche Pharmaceuticals and Willis Towers Watson.

Wallace House is an impressive two-storey headquarters-style office building that has recently undergone an extensive Grade A refurbishment, including the installation of a new energy-efficient VRF air conditioning system.

The comprehensive refurbishment has transformed the building’s common areas, introducing high-quality contemporary finishes, modern shower facilities and stylish breakout spaces designed to support a wide range of business occupiers.

Flexible office suites are available from 2,400 sq ft to 11,640 sq ft, offering adaptable accommodation suitable for growing and established businesses alike.

Location

Welwyn Garden City benefits from excellent road and rail connectivity, situated close to Junctions 4 and 6 of the A1(M), with the M25 (Junction 23) approximately 6 miles to the south. The nearby A14 dual carriageway provides convenient east–west access to the M1, Hemel Hempstead and the M11 at Harlow.

The town’s railway station offers fast and regular services to London King’s Cross in approximately 22 minutes and Moorgate in around 33 minutes. London Luton Airport is approximately 13 miles away, with Stansted Airport around 25 miles and Heathrow Airport approximately 35 miles distant.

Accommodation

The accommodation comprises the following areas:

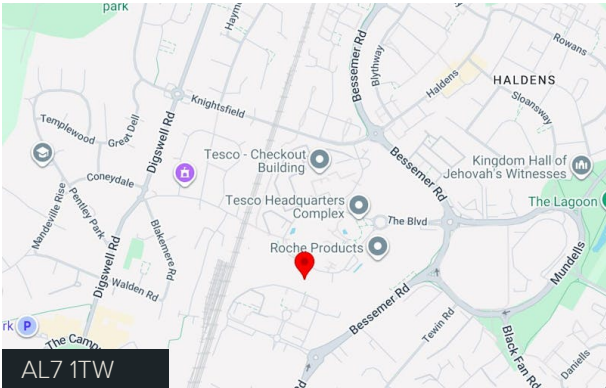
Name	sq ft	sq m	Availability
Ground - Ground Floor Suite	5,100	473.81	Available
1st - Splitable 1st Floor Suite	6,538	607.40	Available
Total	11,638	1,081.21	

Viewings

Viewing by appointment only with the joint agents Doherty Baines and Davies.

Terms

New leases direct from the landlord.



Summary

Available Size	5,100 to 11,638 sq ft
Rent	£23.50 per sq ft
Rates Payable	£11 per sq ft Guide based on RHL 0.48 of 1st floor RV £183,000 £11.76
Service Charge	£6.30 per sq ft Includes the Estate Charge
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B- (48)

Viewing & Further Information



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