

3 Falcon Gate Shire Park Welwyn Garden City



To Let

Two High Quality Office Suites

**4,623 Sq Ft or 5,874 Sq Ft
or combined 10,497 Sq Ft (Net) Approx.**

- Quality Headquarters Building
- Prime Business Park Location
- Grade A Specification
- Excellent Car Parking 1:215
- Prestige Atrium Entrance



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Ground Floor Offices

3A &3B Falcon Gate, Shire Park

Welwyn Garden City, Herts AL7 1TW

WELWYN GARDEN CITY

Welwyn Garden City lies between Junctions 4 and 6 of the A1(M) approximately 10 miles north of the M25 at Junction 23 (South Mimms).

In addition the A414 dual carriageway provides a fast east-west link between the M1 at Hemel Hempstead and the M11 at Harlow.

Welwyn Garden City station provides a fast regular service to London Kings Cross and Moorgate with a journey time of approximately 25 minutes. Direct connections to the Victoria and Piccadilly line are available at Finsbury Park.

Welwyn Garden City offers an extremely attractive landscaped environment featuring high quality housing and a quality shopping centre including a major John Lewis department store.

Major office occupiers include Xerox, Tesco, Roche, and Paypoint.

SHIRE PARK

Shire Park is the premier office campus in central Hertfordshire.

It comprises over 50 acres which is now fully developed with a range of high specification headquarters offices providing a strong corporate location.

Falcon Gate is a modern development of four self-contained air-conditioned office buildings. Other existing occupiers include Regus, Morgan Sindall, Cala Homes, Nestle and Brogan Group.

THE PROPERTY

This is a high specification fully refurbished Grade A building. The available accommodation comprises two single open plan ground floor office suites.

Features include:

- Impressive full height entrance
- Air conditioning
- Full access raised floors
- Suspended ceiling with recessed lighting
- Shower facilities

APPROXIMATE (NET) FLOOR AREA

3A Ground Floor	4,623 Sq Ft
3B Ground Floor	<u>5,874 Sq Ft</u>
Total	10,497 Sq Ft

CAR PARKING

3A – 21 spaces. 3B – 27 spaces.

TERMS

Available to let on a new lease for a term to be agreed either as individual suites or together.

Rent £23.50 per sq ft per annum.

All terms are subject to VAT where applicable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated Assessment 3A - £79,000. 3B – To be separately assessed.

Rates payable 51.2% for the y/e 31/3/2024.

AVAILABILITY

Immediate upon completion of legal formalities.

INSPECTION DETAILS

For further information please contact joint sole agents Doherty Baines or Clay Davies / Daniel Hiller at Davies & Co on 01707 274237.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy.

Energy Performance Certificate: C(55).

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.