



2,009 to 13,758 sq ft • TO LET

buildings **1** & **3** Falcon Gate Shire Park

HIGH SPECIFICATION REFURBISHED GRADE A OFFICE SUITES • **WELWYN GARDEN CITY**

Falcon Gate, Shire Park, Welwyn Garden City, Hertfordshire AL7 1TW • 2,009 to 13,758 sq ft • TO LET

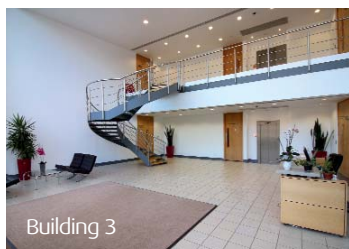


WELWYN GARDEN CITY

Welwyn Garden City lies between Junctions 4 and 6 of the A1(M) approx. 10 miles north of the M25 at Junction 23 (South Mimms). 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 (28 minutes) and Moorgate. Direct connections to the Victoria and Piccadilly line are available at Finsbury Park.

The town centre with the Howard Centre, a major John Lewis store and the station are within a 10 minute walk via the pedestrian link.



SHIRE PARK

Shire Park is the premier office campus in central Hertfordshire. The 50 acre, fully developed, landscaped setting is host to many major occupiers including office headquarters for Tesco and Roche. There is also a Tesco Express on campus.

Falcon Gate is a modern development of four self-contained air conditioned Grade A office buildings. Occupiers include Regus, Morgan Sindall, Cala Homes and Brogan Group.

SPECIFICATION

- Refurbished Grade A space
- Prime campus location
- Impressive full height entrance
- Air conditioning
- Full access raised floors
- Suspended ceiling, recessed lighting
- Two 10-person passenger lifts
- Shower facilities
- 64 on-site car parking spaces 1:215 sq ft

AVAILABLE FLOOR AREAS (APPROX. NET)

Building 3		Building 1	
Ground Floor	5,874 sq ft	Second Floor	2,009 sq ft
First Floor	5,872 sq ft		
Total	11,746 sq ft	Total space	13,758 sq ft

Available as a whole or in floors on a new lease for a term to be agreed.

INSPECTION

For further details, or to arrange a viewing, please contact either of the joint sole letting agents:



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