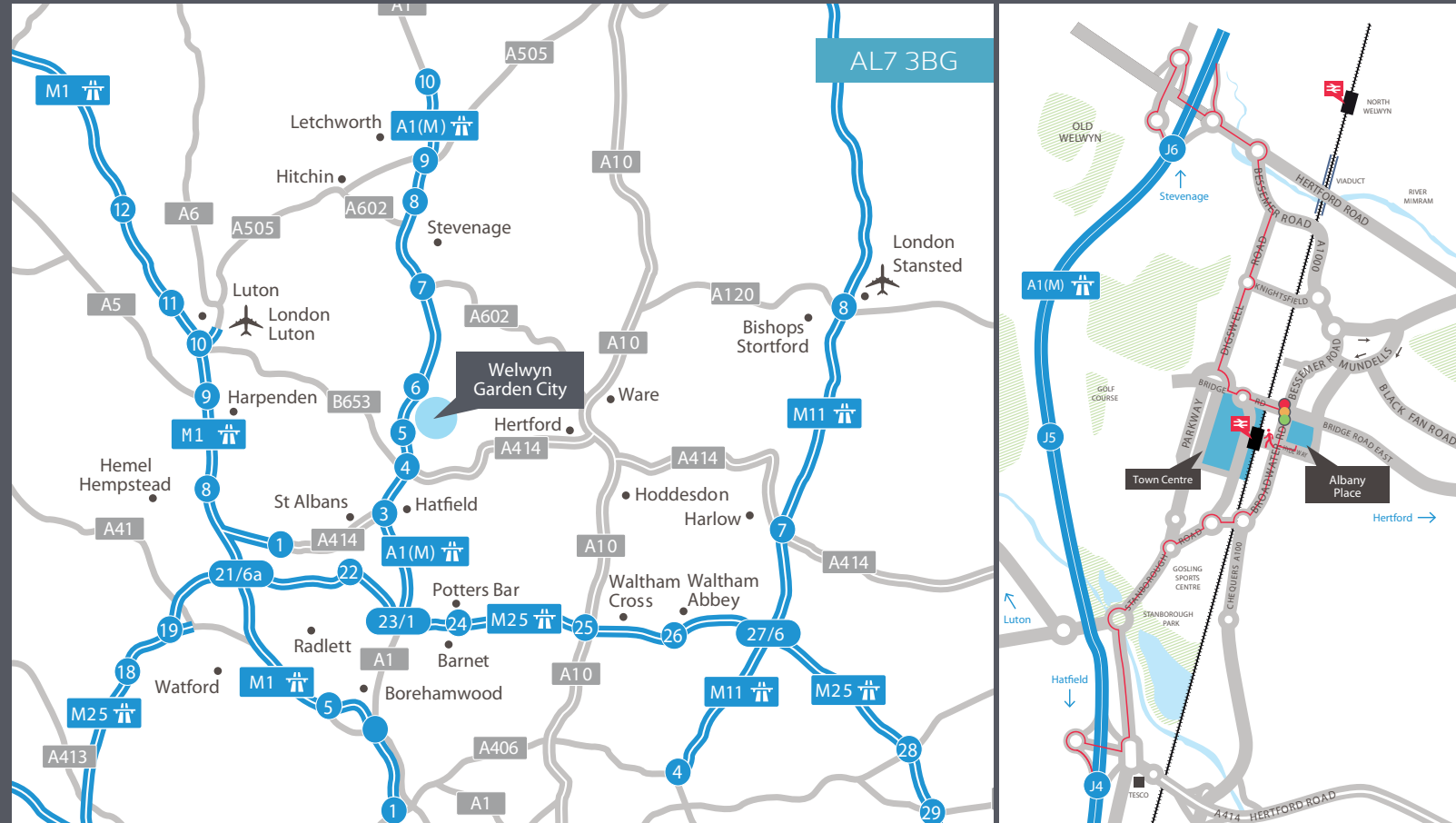


ALBANY PLACE

albanyplace.co.uk

LAST SUITE
AVAILABLE



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

Albany Place
Broadwater Road
Welwyn Garden City
AL7 3BG

albanyplace.co.uk

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ALBANY PLACE

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PLACE&SPACE

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THE PERFECT SYMMETRY OF PLACE AND SPACE

ALBANY PLACE

Welcome to the perfect Place for your business. Where totally flexible, Grade A office accommodation is designed to meet your every need, in a working environment that puts your business first.

Where shopping and dining are only four minutes' walk away, and where you are completely connected, by car, plane and train.

Welcome to Albany Place, Welwyn Garden City's best-placed office space.

10,376 SQ FT
OF FLEXIBLE OFFICE
SPACE AVAILABLE



TRULY FLEXIBLE SPACE

At Albany Place, everything is designed around you and your specific requirements.

A landscaped campus-style development, this is landmark office space of the most impressive kind, featuring premium quality finishes with only one suite of 10,376 sq ft remaining.

- + GRADE A OFFICE ACCOMMODATION
- + FLEXIBLE OPEN-PLAN SPACE
- + SELF-CONTAINED ONLY
- + EXCELLENT CAR PARKING PROVISION
- + LAST SUITE REMAINING

albanyplace.co.uk

BRILLIANTLY CONNECTED IN EVERY WAY

In business, it's important to make the right connections – particularly when it comes to transport and travel. Not forgetting the need for all those essential amenities, right on your doorstep.

CONNECTIONS

Perfectly situated for road and rail, Albany Place is only a three minute walk from the train station – from there it's less than half an hour to the heart of London. By car, the A1(M) is a five minute drive, with the M25 only nine miles away. And for those paying a flying visit, London Luton Airport can be reached in 25 minutes.

BY RAIL

- + ONLY 400 YARDS TO
WELWYN GARDEN CITY STATION
- 18 mins to Finsbury Park
- 28 mins to Kings 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)
- + A414 PROVIDES FAST EAST/WEST LINK
BETWEEN THE M11 AND M1

BY AIR

- + LONDON LUTON ONLY 25 MINUTES AWAY
VIA THE B653
- + LONDON STANSTED LESS THAN AN HOUR
AWAY VIA A414/A120
- + LONDON HEATHROW IS 45 MINUTES
AWAY VIA M25



A SHORT
4 MINUTE
WALK
TO THE STATION
& TOWN CENTRE

AMENITIES

A short four minute walk to the town centre, no other office space in Welwyn Garden City is better placed.

From department stores like John Lewis and Debenhams, to high street names such as Marks & Spencer, Boots and Argos, superb shopping is within easy reach. Add multiple places to eat, a large Sainsbury's supermarket, Waitrose and a whole lot more and you've got all you need for all your needs. Here are just a few...

EATING AND DRINKING

- + ZIZZI
- + CÔTE BRASSERIE
- + PIZZA EXPRESS
- + PREZZO
- + STARBUCKS, COSTA COFFEE
AND CAFÉ NERO
- + A VARIETY OF PUBS & CAFÉS

FITNESS AND LEISURE

- + GOSLING PARK - 5 MINUTES' DRIVE
- + DAVID LLOYD LEISURE -
7 MINUTES' DRIVE
- + BROCKET HALL GOLF CLUB -
10 MINUTES' DRIVE
- + WELWYN GARDEN CITY GOLF CLUB
- + STANBOROUGH SAILING LAKE

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SPECIFICATION OF THE HIGHEST STANDARD

At Albany Place, the available space has been refurbished to the very highest standard, offering the kind of spec that you'd expect for your business.

Set in an immaculately landscaped environment, its impressive qualities are clear, inside and out.

SPECIFICATION

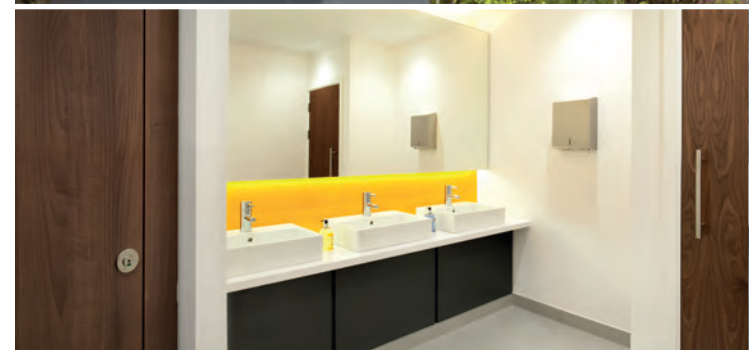
- + REFURBISHED DOUBLE HEIGHT RECEPTION WITH NEW LIGHTING AND FINISHES
- + 4 PIPE FAN COIL AIR CONDITIONING
- + RAISED FLOOR (100MM FLOOR VOID) WITH NEW CARPET TILES
- + UNDER-FLOOR POWER TRACK
- + MINERAL FIBRE SUSPENDED CEILING INCORPORATING LG7 LIGHTING

ADDITIONAL INFORMATION

- + EXCELLENT PARKING RATIO (1:237 SQ FT)
- + ATTRACTIVE LANDSCAPED ENVIRONMENT
- + PROMINENT AND ACCESSIBLE
- + SELF-CONTAINED
- + CENTRAL LOCATION

- ENERGY PERFORMANCE
- + EPC RATING OF D86
 - + BUILDINGS SIMILAR TO THESE COULD HAVE RATINGS AS FOLLOWS:
 - C64 - IF NEWLY BUILT
 - F149 - IF TYPICAL OF EXISTING STOCK

For a full Energy Performance Certificate please contact the agents or download from albanyplace.co.uk

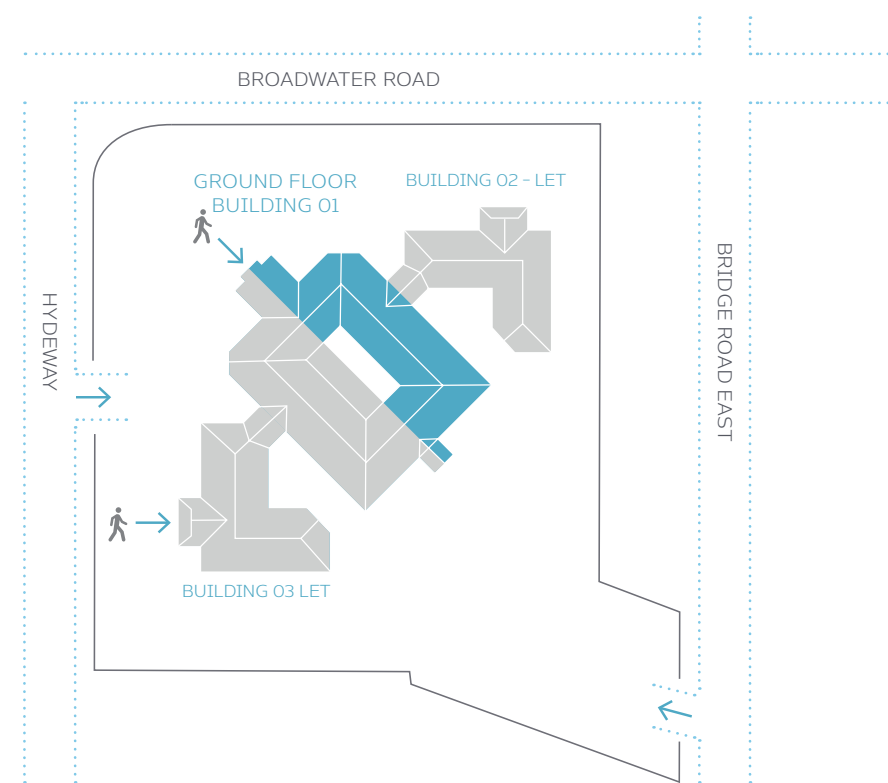


10,376 SQ FT OF GROUND FLOOR OPEN SPACE

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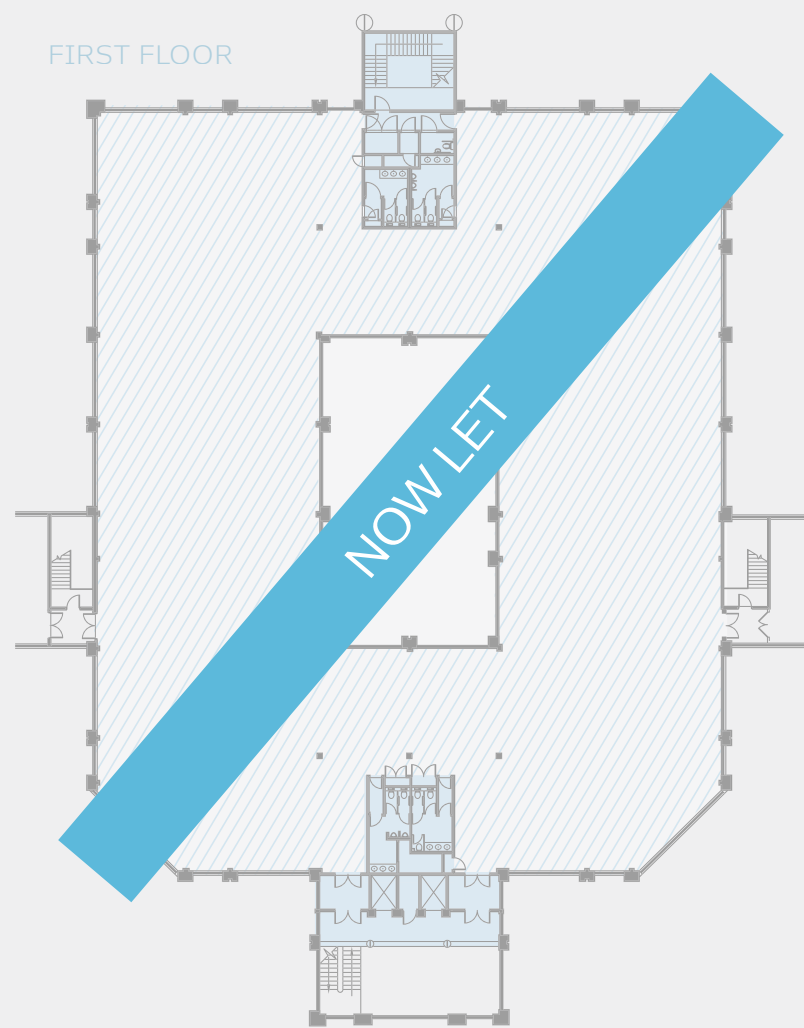
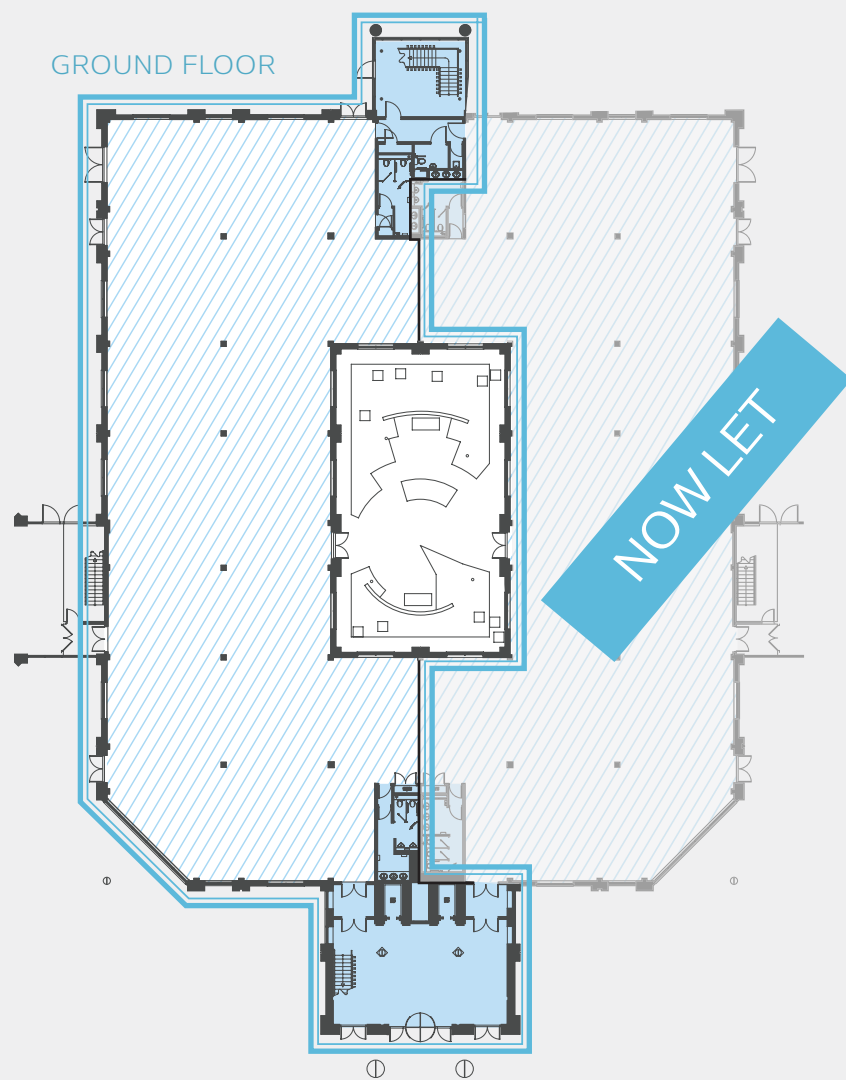
10,376 SQ FT

Move your business to Albany Place and you move to an office space that is as flexible as you need it to be.



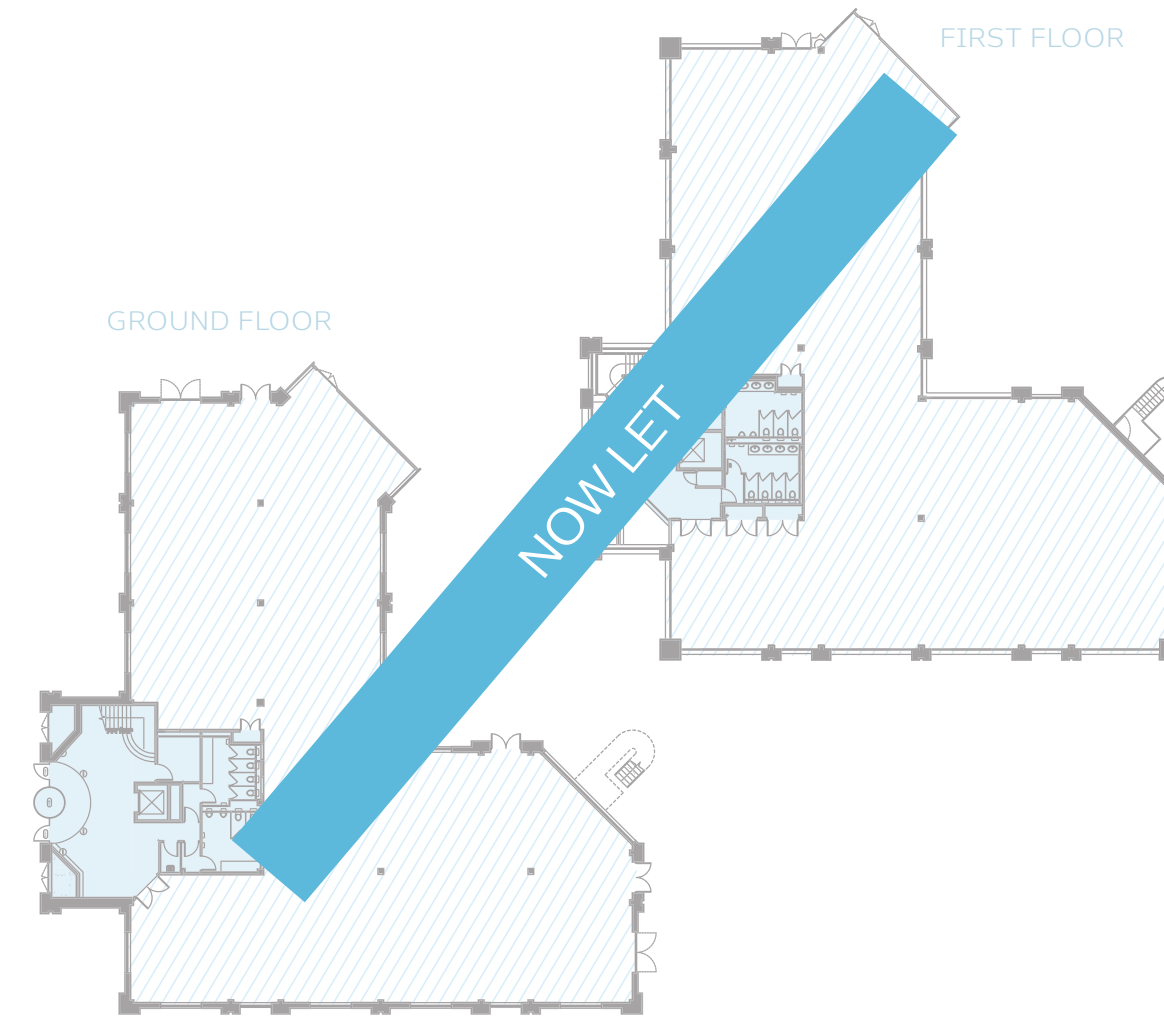
01 BUILDING 01

Ground floor Suite 1 10,376 SQ FT available
 Ground floor Suite 2 Let to IAM RoadSmart
 TOTAL 10,376 SQ FT 964 SQ M



03 BUILDING 03

Ground floor Let to Bathstore
 First floor Let to Bathstore
 TOTAL 15,454 SQ FT 1,435 SQ M





CLEAN
MODERN
SURROUNDINGS
IN A SPACIOUS
ENVIRONMENT WITH
EXCELLENT LINKS

For further information visit albanyplace.co.uk or contact the agents to arrange a viewing.

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