

Prime HQ Offices To Let



Trinity Park
Bessemer Road,
Welwyn Garden City,
AL7 1HE

14,000 – 98,000 sq ft



- Two High Specification Self-Contained HQ Office Buildings
- To be fully refurbished
- Excellent Location on Shire Park near Town Centre & Mainline Railway Station
- Extensive Parking at a Ratio of 1:300 sq ft
- On-site Facilities: Canteen, Café, Gymnasium, etc

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Location

The offices are prominently located on Shire Park, the prime office area of Welwyn Garden City which is only half a mile from Welwyn Garden City railway station and town centre. From here, a direct rail service reaches London Kings Cross in around 20 minutes and Moorgate in about 30 minutes. Junction 5 of the A1(M) is easily accessible 0.6 miles to the north. Junction 23 of the M25 is located 8 miles to the south.

Description

Trinity Park Two & Trinity Three are two of the three buildings that formed Xerox's European office campus. The properties are centred around an attractive courtyard and are joined by footbridges at first floor level, but each building is self-contained. The offices were constructed identically & include the same high specification.

Specification (current)

- Air conditioning
- Metal tiled suspended ceiling with integral Cat II lighting
- Fully accessible raised floors
- Full height glazing at ground
- Atrium reception
- Break out/café area
- Gymnasium
- Fully fitted canteen

Floor Areas (NIA)

Trinity Park Two:

- 2nd Floor 15,506 sq.ft.
- 1st Floor 15,999 sq.ft.
- Gnd Floor 14,480 sq.ft.
- Gnd Reception/Atrium 2,925 sq.ft.
- **Total: 48,910 sq.ft.**

Trinity Park Three:

- 2nd Floor 15,849 sq.ft.
- 1st Floor 15,982 sq.ft.
- Gnd Floor 14,277 sq.ft.
- Gnd Reception/Atrium 2,829 sq.ft.
- **Total: 48,937 sq.ft.**

Lease

A minimum of one floor is available by way of a new lease directly from the Landlord for a term to be agreed from 01/01/2015.

Quoting Rent, Rates & Service Charge

Upon application.

For further information or an appointment to view please contact:



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