

**MODERN PROMINENT DETACHED
DISTRIBUTION / PRODUCTION BUILDING**

**16,700 SQ FT / 1,551 SQ M
TO LET / FOR SALE**

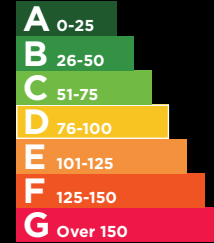
ONE
BESSEMER
PARK
WELWYN GARDEN CITY



ONE BESSEMER PARK

WELWYN GARDEN CITY

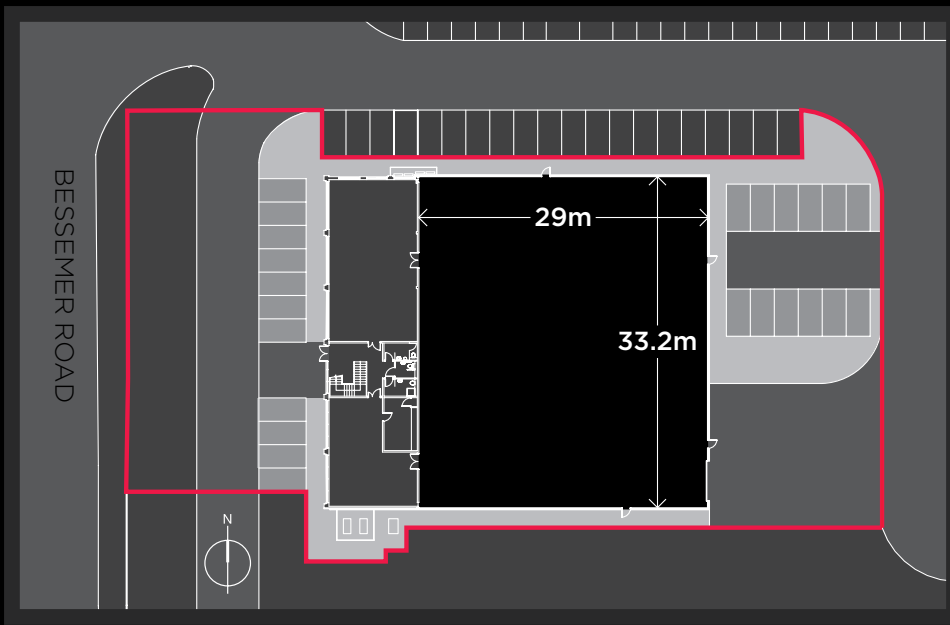
Certificate Reference Number: 0880-0630-4049-5006
More energy efficient



Net zero CO₂ emissions

94 This is how energy efficient the building is

Less energy efficient



DISTRIBUTION

- 8.3 metre eaves height
- Steel portal frame/column free
- Electric roller shutter loading door
- Gas heating
- High Bay Sodium lighting
- Racking (if required)

OFFICES

- Air conditioning
- Gas heating
- Suspended ceiling with Cat 2 lights
- Fitted carpets
- Kitchen/canteen area
- Separate male/female WC/shower

EXTERNAL

- Highly prominent to Bessemer Road
- 23 car parking spaces
- Rear yard / loading area
- Landscaped frontage
- Short walk to station / town centre

SCHEDULE OF ACCOMMODATION

Warehouse / Production	1,219 sq m	13,125 sq ft
Reception & Offices	332 sq m	3,575 sq ft
TOTAL	1,551 sq m	16,700 sq ft

Areas stated are approximate Gross Internal Areas

One Bessemer Park is situated in a very prominent position fronting Bessemer Road, close to the junction with Bridge Road, only 600 metres from the Station and Town Centre.

Sat Nav: AL7 1HT

Distances from One Bessemer Park

Luton Airport	15.8 miles
Central London	25 miles
Stansted Airport	28.1 miles
Heathrow Airport	35.1 miles
Cambridge	37.9 miles

Source: maps.google.co.uk

TERMS

One Bessemer Park is available on a Galileo Plain English Lease. This means reduced legal costs and quick occupation. Alternatively the freehold may be available.

VIEWING

For viewing, please contact Leighton Goldhill, Bowyer Bryce and Davies & Co.



www.onebessemerpark.co.uk

Further information available from:

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