

**ALCHEMY**  
WELWYN GARDEN CITY

> 41,000 SQ FT  
NEW HEADQUARTERS OFFICE BUILDING

Just imagine >

ALCHEMY

Just imagine > a building that reflects your



Alchemy is prominently located in Welwyn Garden City fronting the A1000 Bessemer Road and adjacent to the well established Shire Park, Welwyn's principal office location and one of the premier business parks in Hertfordshire.

# corporate aspirations



The building comprises 40,937 sq ft of high specification air-conditioned offices arranged over three floors. Alchemy's contemporary design is enhanced by its self-contained landscaped setting.



Just imagine > being proud of the company



PIPEX

LAFARGE

SCHERING-POUGH

WATSON WYATT

WT FOODS GROUP

TESCO HQ

GISSINGS

VEGA GROUP PLC

XEROX

TAYLOR WOODROW

TESCO EXPANSION LAND

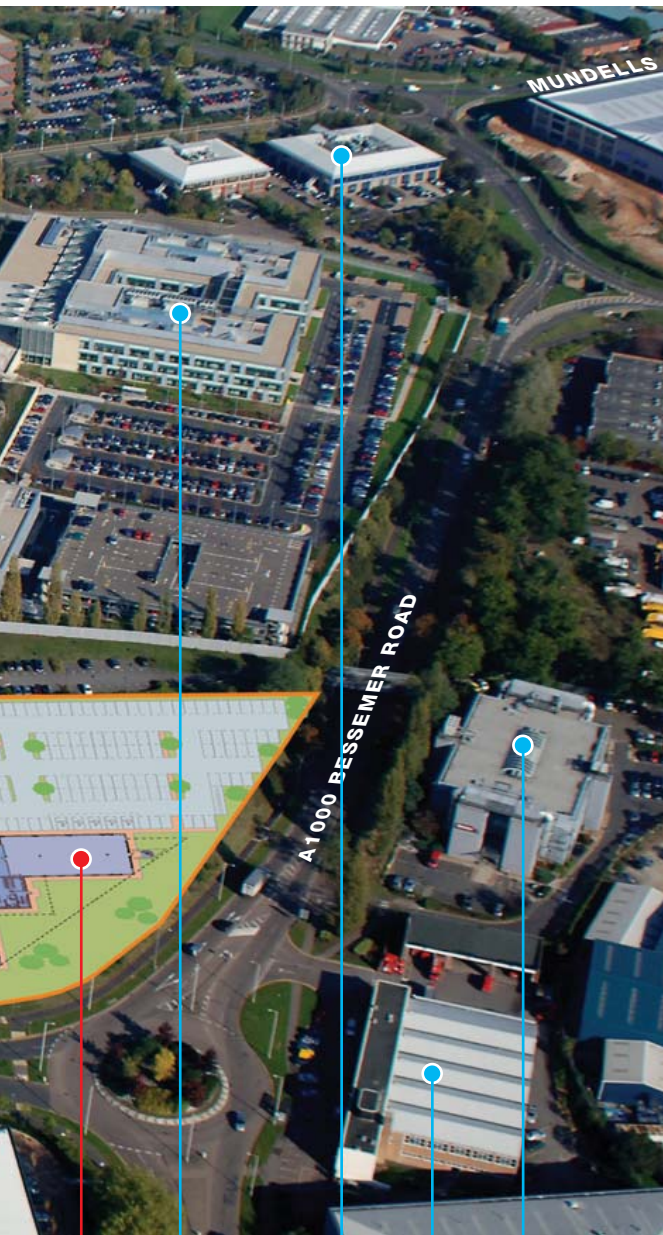
SCHERING-POUGH

JOHN LEWIS

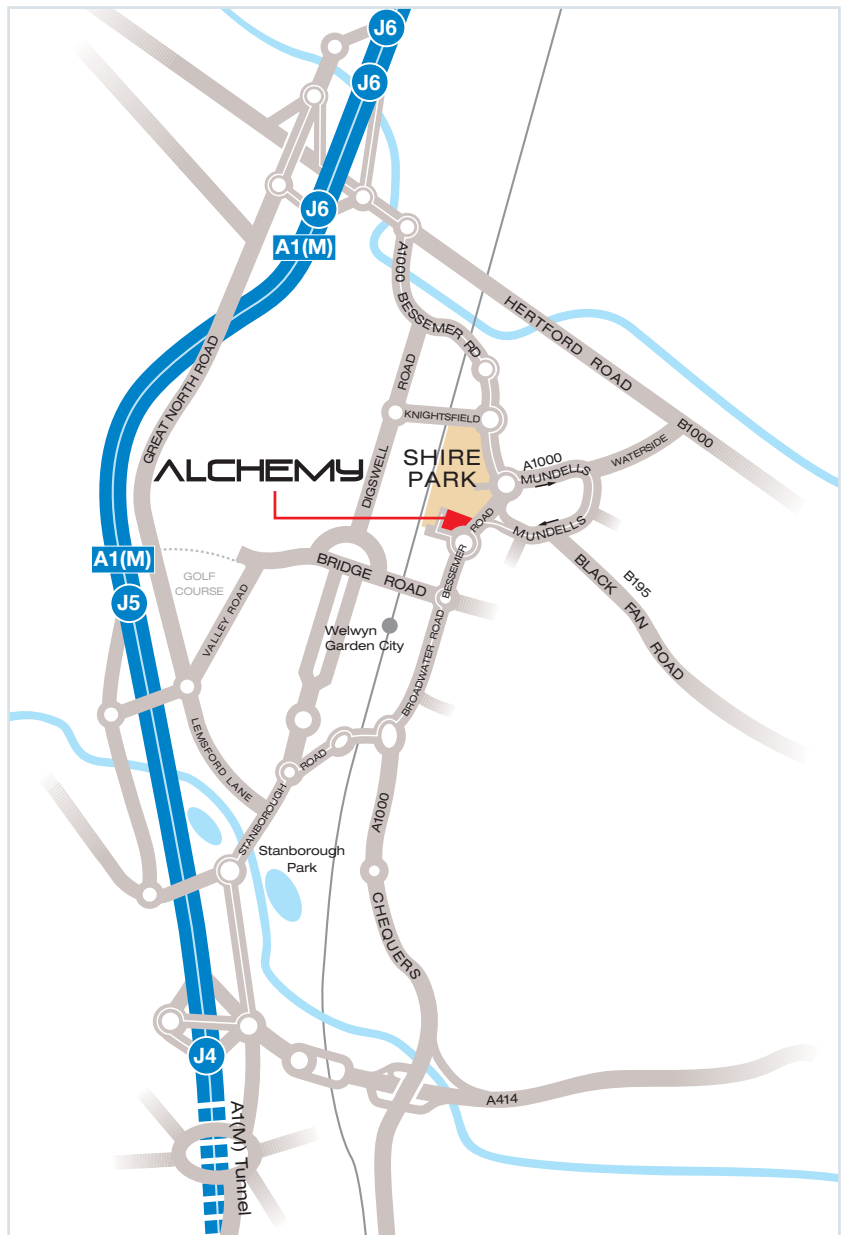
TESCO



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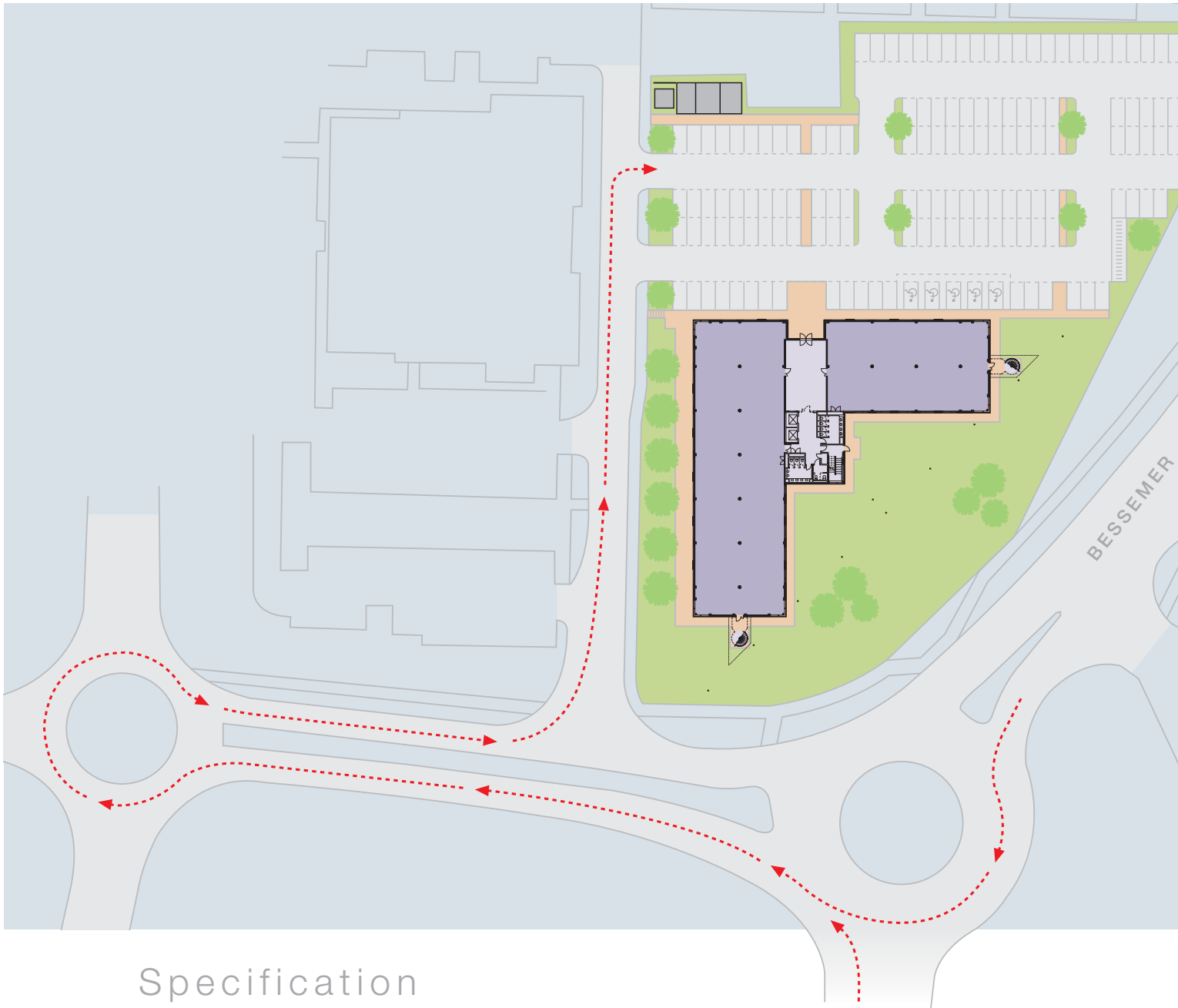


ALCHEMY  
ROCHE UK HQ  
VODAFONE  
PAYPOINT  
ROYAL MAIL  
FIRST QUENCH



Welwyn Garden City centre has excellent facilities, including the Howard Shopping Centre and both a John Lewis and M&S department store. The train station provides a regular service into London King's Cross and is within walking distance of Alchemy.

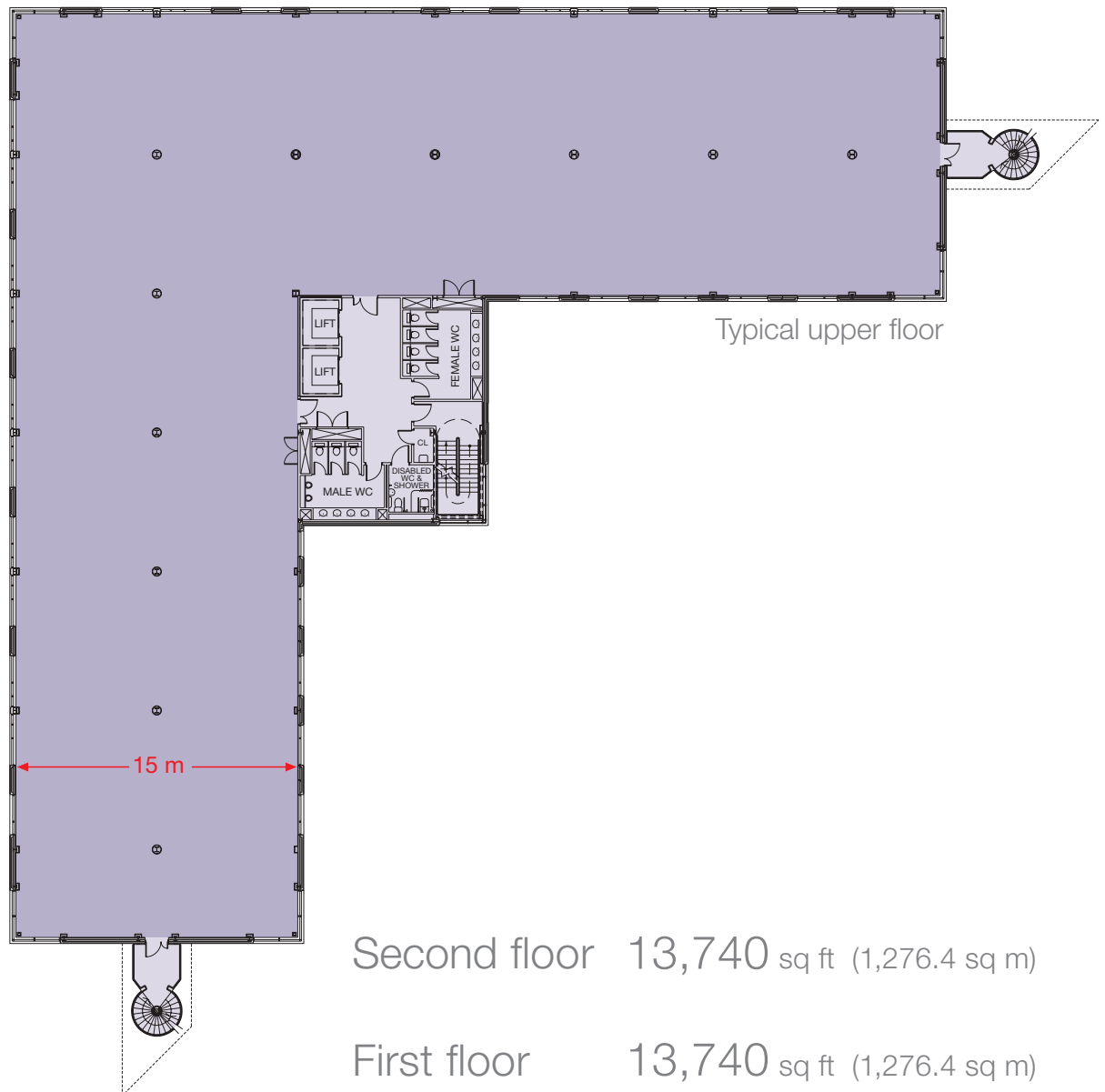
Just imagine > space that is more than a



## Specification

- > Four-pipe fan coil air-conditioning system
- > Fully accessible raised floors (150mm to ground, 180mm to upper floors)
- > Suspended ceiling with LG3 compliant lighting
- > Two 13 person passenger lifts
- > Male, female and disabled WCs on each floor
- > Shower facilities on each floor
- > 146 car parking spaces at a ratio of 1 : 280 sq ft
- > Fully DDA compliant

# work place



Second floor 13,740 sq ft (1,276.4 sq m)

First floor 13,740 sq ft (1,276.4 sq m)

Ground floor 12,553 sq ft (1,166.2 sq m)

Reception 904 sq ft (84.0 sq m)

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**Total 40,937 sq ft (3,803 sq m)**

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Car parking 146 spaces 1 : 280 sq ft  
net approx

Just imagine > **ALCHEMY**

#### Road

- A1(M)/J6 > 3 miles
- A1(M)/J4 > 4 miles
- M25/J25 > 8 miles
- Central London > 26 miles

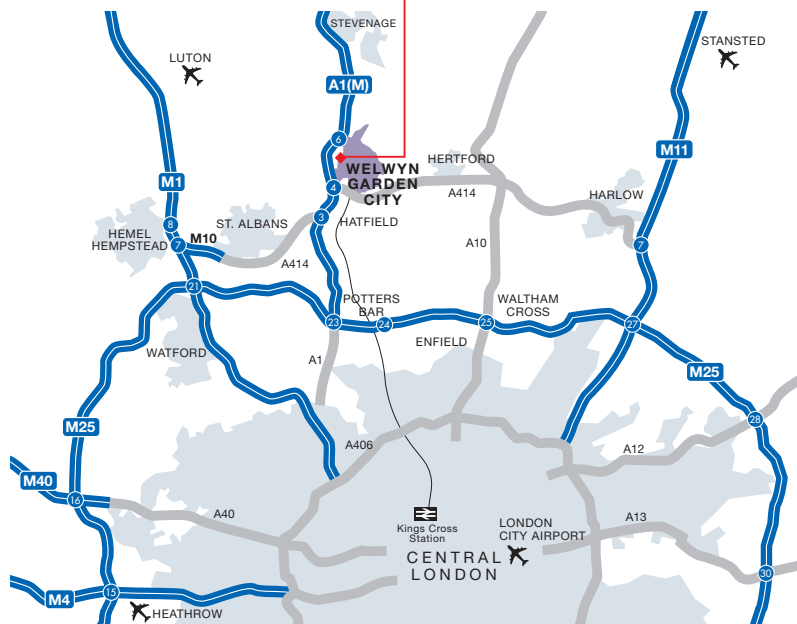
#### Air

- Luton Airport > 14 miles
- Stansted Airport > 28 miles
- Heathrow Airport > 35 miles

#### Rail

- King's Cross Station > 27 mins  
(7 peak trains per hour)

Source: AA Route Planner



AL1 1HE

A DEVELOPMENT BY



**Shepherd Developments**

IN ASSOCIATION WITH



**BELL HAMMER**

[www.alchemywelwyn.com](http://www.alchemywelwyn.com)



Andrew Davies



Ashley Griffiths

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. July 2006.