



CONNECT

COLE GREEN LANE, WELWYN GARDEN CITY, HERTS, AL7 4AL

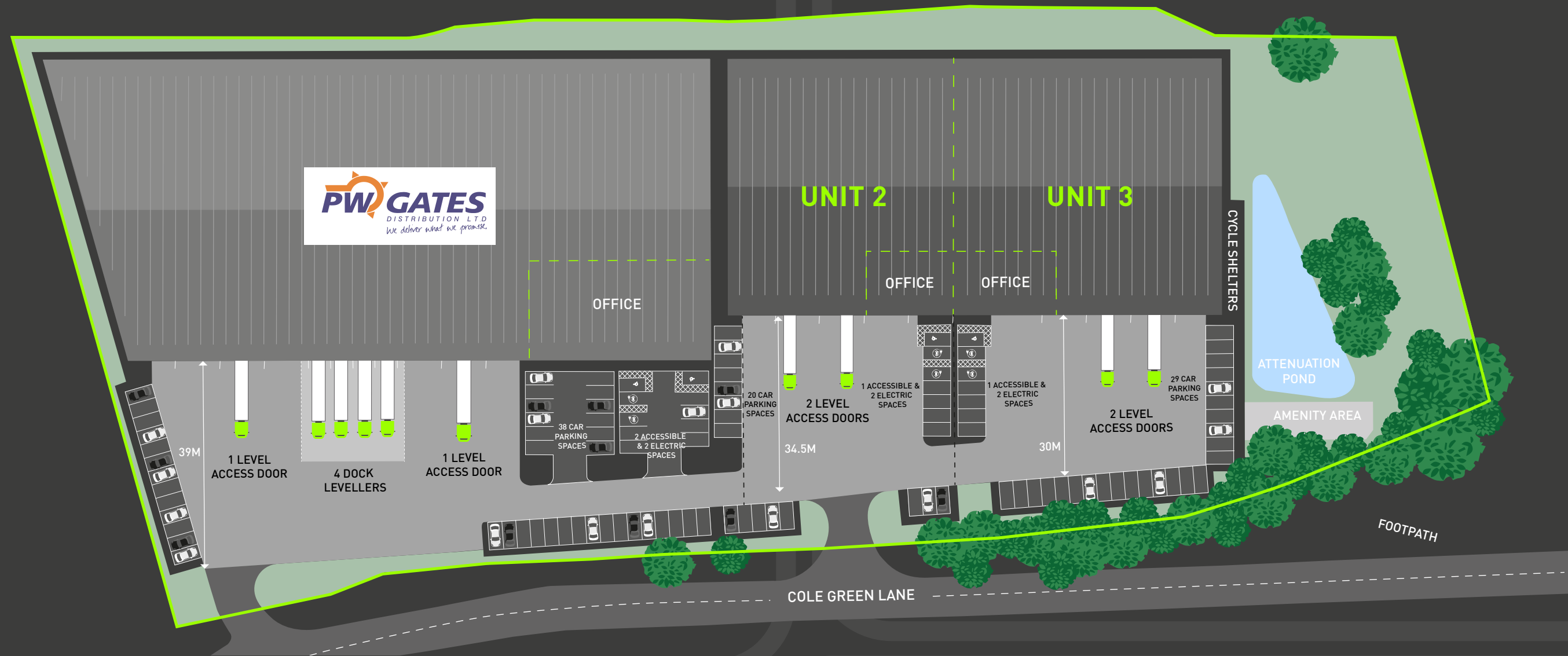


NEW BUILD LOGISTICS PARK
22,228 – 48,570 SQ FT
TWO UNITS REMAINING
AVAILABLE SUMMER 2021

A1-CONNECT.COM

UNIT 1
LET TO
PW GATES





A1 OPPORTUNITY

A1 Connect is a new build logistics park which will provide high quality modern facilities utilising the latest environmental technologies to reduce the carbon footprint of the build and achieve the highest occupier efficiencies available in the market, reducing occupation costs.



39m
yard depth



Electric charge car
parking bays



45kN/m²
floor loading



10m eaves
height



24 hour
access



105 car parking
spaces



Units 2-3:
2 level access



Fully fitted first
floor offices

UNIT 1	SQ FT	SQ M
Warehouse	66,000	35.36
First Floor	595.48	
TOTAL	72,451	6,730.84

UNIT 2	SQ FT	SQ M
Warehouse	20,317	1,887.51
First Floor Office	1,911	177.54
TOTAL	22,228	2,065.05

UNIT 3	SQ FT	SQ M
Warehouse	23,590	2,191.56
First Floor Office	2,752	255.66
TOTAL	26,342	2,447.22

COMBINED TOTAL SIZE	48,570	4,512.27
----------------------------	---------------	-----------------

*Buildings are measured to GEA





A1 LOCATION

A1 Connect is located on Cole Green Lane, on the east of Welwyn Garden City which is a popular commuter town and a well-established commercial centre in Hertfordshire. A1 Connect is located just 4.5 miles from the J4 A1(M), approximately 10 miles (16km) from Junction 23 of the M25, 17 miles (27km) from Junction 7 of the M11 and 26 miles (41km) to Central London.

CONTACT

For more information, please contact the joint agents:



Jeremy Grundy
020 7747 0131
07973 667 015
jeremy.grundy@levyrealstate.co.uk

Will Edgley
020 7747 0120
07748 286 333
will.edgley@levyrealstate.co.uk



Steve Williams
020 3961 8191
07860 708 665
swilliams@adroitrealstate.co.uk

Mark Gill
020 3961 8192
07702 895 010
mgill@adroitrealstate.co.uk

CONNECTIVITY

ROAD	DISTANCE	TIME
A1(M) Junction 4	4.5 Miles	6 Mins
M25 J23	10 Miles	14 Mins
M1 J7	15 Miles	24 Mins
M11 J7	17 Miles	28 Mins
Central London	26 Miles	55 Mins

AIRPORT	DISTANCE	TIME
Luton	16.8 Miles	32 Mins
Stansted	26 Miles	40 mins
Heathrow	36 Miles	52 Mins

TRAIN STATIONS	TIME
Hatfield - Kings Cross	31 Mins
Hertford North to Finsbury Park	33 Mins
Welwyn Garden City to Moorgate	44 Mins



ASHFORD
DEVELOPMENTS

These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. February 2022. Design by **CORMACK** cormackadvertising.com.

A1-CONNECT.COM