



# CONNECT

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

**NEW BUILD LOGISTICS PARK**

**22,228 SQ FT**

**AVAILABLE IMMEDIATELY**

**A1-CONNECT.COM**

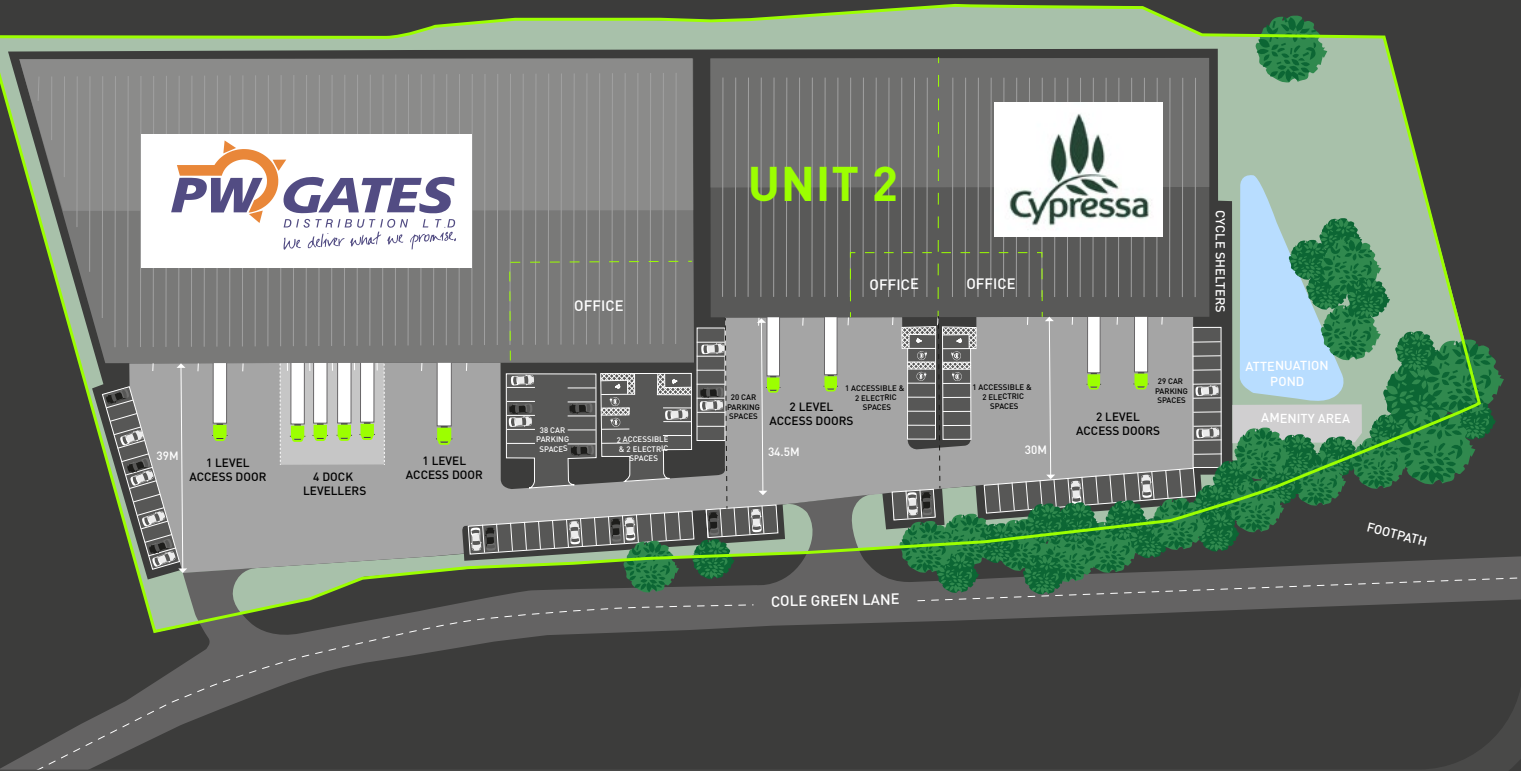
**ONE UNIT  
REMAINING**





# A1 OPPORTUNITY

A1 Connect is a new build logistics park that provides 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.



34.5m  
yard depth



Electric charge car  
parking bays



45kN/m<sup>2</sup>  
floor loading



Generous  
car parking



2 level  
access doors



Fully fitted first  
floor offices



10m eaves  
height



24 hour  
access

UNIT 1	SQ FT	SQ M
Warehouse	66,000	35.36
First Floor Office	595.48	
<b>TOTAL</b>	<b>72,451</b>	<b>6,730.84</b>

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

UNIT 3	SQ FT	SQ M
Warehouse	11,590	2,191.56
First Floor Office	255.66	
<b>TOTAL</b>	<b>11,845</b>	<b>2,447.22</b>

<b>COMBINED TOTAL SIZE</b>	<b>48,570</b>	<b>4,512.27</b>
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\*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:



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## 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

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. March 2023.

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