

# FOR SALE

OFFICE / RE-DEVELOPMENT OPPORTUNITY IN PRIME MIXED USE LOCATION

ON SITE EXTENDING TO 9.92 ACRES (4.01 HA) APPROX







## SUMMARY

- Total site area of approximately 9.92 acres (4.01 Ha)
- Freehold office / redevelopment opportunity of interest to investors, developers and owner-occupiers
- Available with vacant possession
- Situated in a prominent gateway position on Shire Park, Welwyn Garden City with occupiers including Tesco, Roche Pharma, Towers Willis Watson and Morgan Sindall.
- Existing 80,000 sq ft office building with ancillary structures, together with extensive car parking and landscaped areas
- Regular shaped site benefitting from two existing vehicular access points, from Bessemer Road (via The Boulevard and Kestrel Way)
- Excellent transport links with the A1(M) only 2 miles and the M25 12 miles, plus direct rail services to London terminals (Kings Cross 38 mins). Luton, Stansted and Heathrow Airports are all within easy driving distance.







## LOCATION

The Property is located in the main commercial district of Welwyn Garden City, within the Borough of Welwyn and Hatfield. Welwyn Garden City is located in the county of Hertfordshire, circa 20 miles due north of Central London and was one of the earliest New Towns established in the 1950s on the periphery of London.

The Property is accessed via both The Boulevard and Kestrel Way, each of which in turn are accessed from Bessemer Road, one of the principal roadways through Welwyn.

Welwyn Garden City Centre is located circa 1 mile from the subject premises and is home to John Lewis, Waitrose and a number of independent and regional retail occupiers.

Existing uses surrounding the Property are mixed.

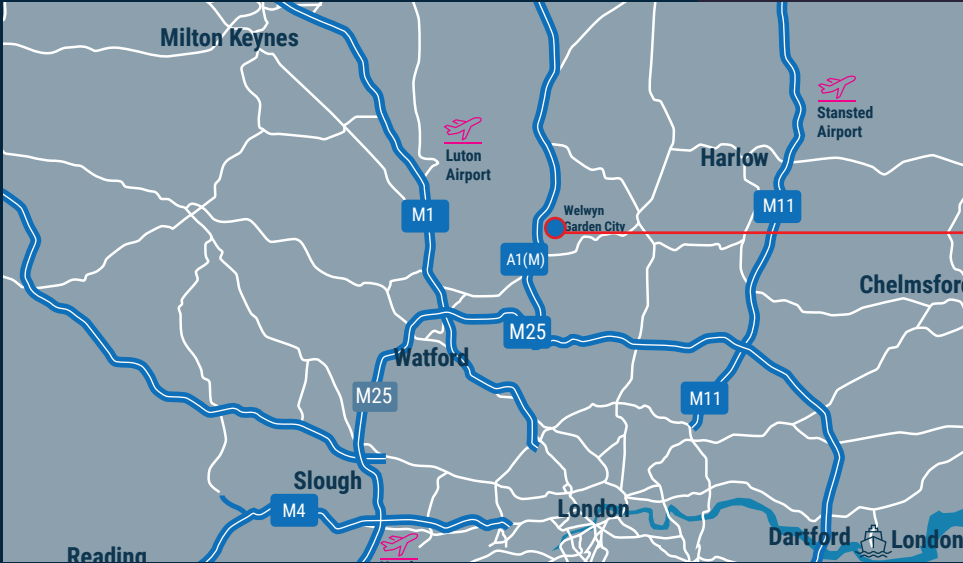
Shire Park itself is primarily composed of office premises, with key occupiers including Tesco Stores Ltd (global HQ), Roche Pharmaceuticals, Towers Willis Watson, Regus, Morgan Sindall and PayPoint.

East of the property across Bessemer Road lies the recently completed 110 home Willow Place residential development by Crest Nicholson comprising of houses and apartments. West of Shire Park, the former Xerox commercial buildings known as Empire House were converted to residential apartments in recent years.

To the west of the property lies the Heart Building, the newest constructed building on Shire Park, which is owned and part-occupied by Tesco, which also provides a Tesco convenience store open to the public.







THE PLUS BUILDING  
SHIRE PARK  
WELWYN GARDEN CITY  
AL7 1GB



## DESCRIPTION

The Property is broadly triangular in shape, generally level, with a slight elevation above Bessemer Road and extends to circa 9.92 acres (4.01 Ha).

In the eastern section of the site lies the vacant Plus Building, a two-storey brick-clad office/commercial building constructed in the 1980s and comprising circa 80,000 sq ft of net lettable offices, together with lightweight ancillary accommodation (The Post Building) which currently performs the function of a postroom for Tesco.

The building has now been stripped out (see photos opposite) but retains the following elements:

- Brick faced external elevations
- Double glazing
- Front entrance reception with portico
- Ancillary entrance/ goods-in facility at rear
- Suspended ceiling grid and recessed light fittings
- Capped-off water risers

The buildings may be returned to operational/occupiable condition as office premises, should a purchaser require. No warranties will be available and a purchaser should make their own investigations.

The Plus Building has an EPC rating of C(54) whilst the Post Building has an EPC rating of A(25)



SUSPENDED CEILING  
GRID & LIGHTING



DOUBLE  
GLAZING



AIR  
CONDITIONING



CENTRAL  
HEATING



GOODS  
IN



RECEPTION  
AREA





## TENURE

The Freehold absolute in the Property is held under part of Land Registry title number HD212398.

The site will be sold with the benefit of full vacant possession

There is a small registered leasehold parcel under leasehold title HD240017 (shown marked blue on the title plan). This relates to a substation lease, understood to serve the existing Plus Building and Post Building, which runs to 2048.

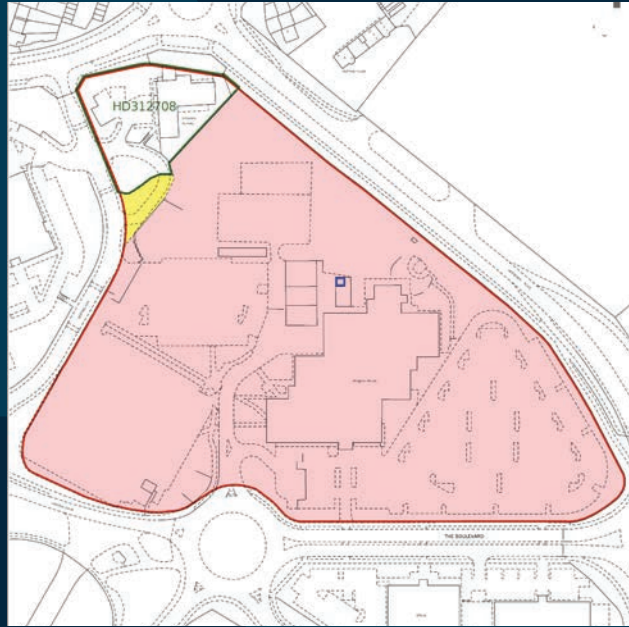
Other rights affecting the Property are detailed in the data room.

Estate roads on Shire Park are managed and maintained by Shire Park Limited via a management company and estate charge under title number HD 451707. Further information is available in the data room.

## LAND CONDITION

Further information available in the data room

[www.theplusbuilding.co.uk](http://www.theplusbuilding.co.uk)



## BUSINESS RATES

The property has a current valuation for Rating purposes of £1,350,000. However, the vendor has now stripped out the property which may benefit a purchaser by limiting the future liabilities.

## DEVELOPMENT CONSIDERATIONS

The site is allocated for employment use under Policy SADM 10 in the Welwyn Hatfield Local Plan, adopted in October 2023. The site forms part of the c.131 ha 'EA1' designation known as the Welwyn Garden City Employment Area, where proposals for new industrial, storage, office and research buildings or uses (currently Use Classes B and E(g) can take place, alongside ancillary retail elements. The policy, together with Policy SP 8, strictly protect the site from changing to other uses, in order to prevent the loss of employment space. Any proposals for another use(s) beyond industrial, storage, or office and research in the designated employment area must consider a) its

compatibility with neighbouring uses, b) the provision of facilities that are supportive of employment uses and c) through active, extensive and realistic marketing over a period of three years that the land or premises are no longer required to meet future employment land needs and that there is a lack of demand for the land or premises in that location.

The Local Plan further sets out that, as the Welwyn Garden City Employment Area has been significantly affected by permitted changes from offices to residential uses, the Council will consider putting in place an improvement plan for the area. The Council have also put in place a number of confirmed Article 4 directions which cover the designated employment area and remove permitted development rights to a) demolish buildings in employment use and replace them with purpose-built flats or detached houses and b) convert offices to residential accommodation.

There are no other allocations or designations of relevance to the site. The site is located within Flood Zone 1 with a low risk of flooding.

The original permission for the development of Shire Park for business (B1) use was granted in 1989 (ref. C6/1988/1115/OP). Since then, the planning history of the Plus site has largely been limited to minor applications relating to the existing office use and include alterations, installation of solar panels, and the variation of cladding.

However, in 2017, full planning permission was granted on the northern 0.72 ha triangular part of the site (outlined in green) for the construction of a new four storey building comprising a 123-bedroom hotel, provision of an associated car park and landscaping (ref. 6/2017/0769/MAJ). This permission has been implemented, through the construction of vehicular access, (identified in Yellow) but paused (i.e. the permission is extant) and the hotel has not been built out.

An initial transport appraisal has confirmed that access from Bessemer Road could be appropriate for any vehicular access development proposal on this property.

## FURTHER INFORMATION

Further information will be available in the data room  
For access to the data room, please contact the Sole Selling Agents BNP Paribas Real Estate.

## VAT

We understand the properties are elected for VAT purposes.

## METHOD OF SALE

Formal offers and expressions of interest for the Freehold interest in the property are invited on a subject to planning or unconditional basis.

All offers and other communications are to be submitted via the Sole Selling agents BNP Paribas Real Estate Offers submitted should encompass the following information:

- The vendor does not undertake to accept the highest offer, or any offer.
- Each party responsible for their own legal costs.
- Bid deadline to be confirmed during the marketing process.

## VIEWINGS

Viewings of the Property are strictly by appointment only  
Interested parties should note that they view the property at their own risk and BNPPRE take no responsibility for any injury or accident whilst at the Property.

## CONTACT

For further information, access to the data room or to inspect the property please contact the vendors sole agent BNP Paribas Real Estate



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[realestate.bnpparibas.co.uk](https://realestate.bnpparibas.co.uk)