Davies Hiller
01707 274237

St. Albans
Office
TO LET



FIRST FLOOR AIR-CONDITIONED OFFICES
1,095 SQ FT

Rent: £25,000 p.a.

Unit D2 The Courtyard
Alban Park
Hatfield Road
St. Albans
Hertfordshire
AL4 0LA

- Highly accessible small business park location
- 4 parking spaces

Ref O60-3

UNIT D2 THE COURTYARD, ALBAN PARK, HATFIELD ROAD, ST. ALBANS, HERTFORDSHIRE, AL4 0LA

LOCATION

Located off the Hatfield Road on the east side of St Albans the property forms part of a modern campus style development known as Alban Park.

The estate is approached turning left by the VW dealership after entering the park.

In addition, it is conveniently located for access to Hatfield Business Park and station.

ST ALBANS

The cathedral town of St Albans is an extremely popular commercial location. Communications are superb being within close proximity to junctions of M1, M25 and A1(M).

St Albans has a very attractive town centre with an excellent rail service to London St Pancras (approx. 21 minutes) and via Thameslink to Gatwick and the south coast.

ACCOMMODATION

The property forms part of a campus of modern two storey office buildings.

The available accommodation comprises an attractive and open-plan first floor office suite. It has been partitioned down the centre (which can be removed if not required) and is served with a kitchen, private meeting room, air conditioning, gas fired radiator central heating and a suspended ceiling with recessed LED lighting.

There are windows to the front, side and rear which provide good natural light and shared WCs on each floor.

Features include:

* Attractive modern low maintenance design
* Raised access floors
* Air conditioning
* LED Lighting
* Generous fenestration
* Tea point / kitchen
* Fully CAT 5 enabled

There are attractive brick elevations and design features with a feature entrance area.

FLOOR AREAS (approx. NIA)	Sq Ft
TOTAL	1,095
Car Parking Spaces	4

TERMS

Available to let on a new flexible lease, for a term to be agreed, linked to a surrender of the existing lease.

Rent £25,000 per annum plus VAT.

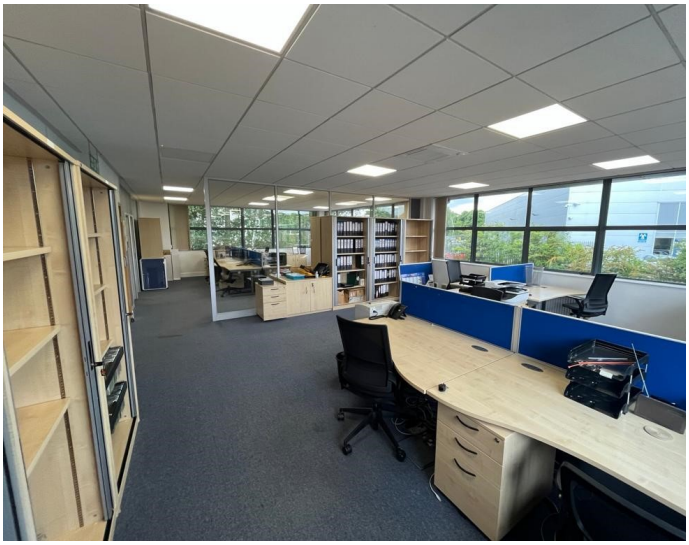
BUSINESS RATES

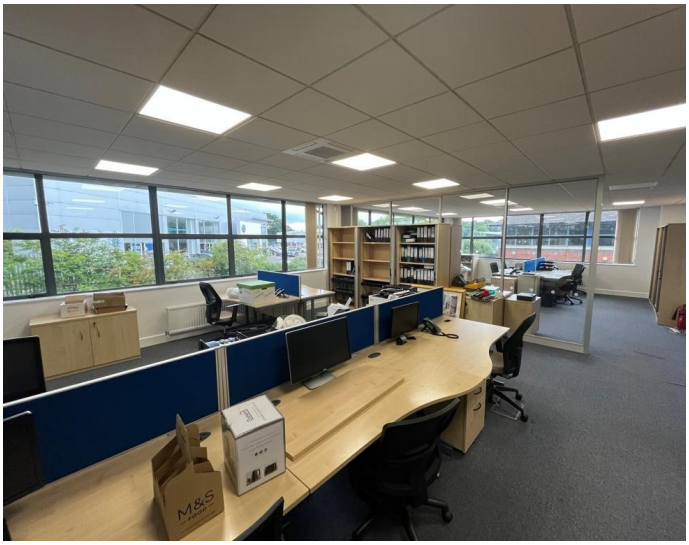
Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £20,250.

Rates payable 43.2% for the y/e 31/03/2027.

EPC

C(69)





For further information please contact Davies & Co on 01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.

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