Davies Hiller
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St. Albans
Office
FOR SALE



HIGH QUALITY TWO STOREY OFFICE BUILDING

HALF LET / HALF VACANT

2,650 SQ FT (NET) APPROX.

Price: £475,000 + VAT

E2 The Courtyard
Hatfield Road
St. Albans
Hertfordshire
AL4 0LA

- Combined Owner Occupier / Investment Opportunity
- Ground Floor let at £22,500 p.a.
- Highly accessible small business park location
- 11 parking spaces (6 - Ground floor and 5 - First floor)
- Attractive modern low maintenance design

Ref O61-5 (VB)

E2 THE COURTYARD, 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.

ACCOMMODATION
The property forms part of an attractive campus of modern two-storey office buildings, featuring appealing brick elevations and a distinctive entrance area.

The vacant accommodation comprises an attractive, open-plan first-floor office suite, incorporating glass-partitioned rooms to both the front and rear. The accommodation benefits from a kitchen/tea point, air conditioning, gas-fired radiator central heating and suspended ceilings with recessed LED lighting. Windows to the front, side and rear elevations provide good natural light, with shared WC facilities available on each floor.

Features include:

* Attractive modern, low-maintenance design
* Raised access floors
* Air conditioning
* Recessed LED lighting
* Kitchen / tea point
* Gas-fired radiator central heating
* Shared WC facilities
* 11 parking spaces (6 allocated to the ground floor and 5 to the first floor)

Ground Floor Letting

The ground floor will be let on completion of the sale to H&G Recruitment Solutions Ltd, an established recruitment company incorporated in 2003.

The letting will be by way of a new six-year lease, incorporating a tenant-only break option and a rent review at the end of the third year. The initial rent will be £22,500 per annum exclusive. The lease will be on full repairing and insuring (FRI) terms, subject to a schedule of condition. The tenant will also be responsible for reimbursing the landlord for the cost of buildings insurance and the building service charge, with business rates payable separately by the tenant.

FLOOR AREAS (approx. NIA)	Sq Ft
Ground Floor (Let)	1,325
First Floor (Vacant)	1,325
TOTAL	2,650
Car Parking Spaces	11

TERMS
Available for sale freehold with the benefit of the income from the ground floor.

Price £475,000 plus VAT.

There is a service charge for shared building and estate costs.

EPC
B(43)





For further information / viewing please contact Davies Hiller 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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