



Headquarters Office Accommodation To Let as a whole or on a floor by floor basis

1 Curo Park

Frogmore, St. Albans, AL2 2DD

Office

TO LET

7,700 to 17,411 sq ft

(715.35 to 1,617.53 sq m)

- Modern office accommodation
- Available as a whole or on a floor by floor basis
- Air conditioning
- Excellent natural light
- Fitted meeting rooms
- Staff breakout area
- Onsite parking
- Short drive to M25 & M1

1 Curo Park, Frogmore, St. Albans, AL2 2DD

Summary

Available Size	7,700 to 17,411 sq ft
Passing Rent	£360,000 per annum
Rates Payable	£8.15 per sq ft
Rateable Value	£260,000
EPC Rating	B (42)

Description

The property comprises a modern 2 storey pavilion style building finished to a very high standard and offering a mix of open plan and cellular office space, a multiple meeting room suite, boardroom, breakout area and impressive reception.

The property is available to let either as a single self contained building or on a floor by floor basis.

Location

Curo Park is located on the A1583 in the village of Frogmore near St Albans, between Radlett and St Albans. The location provides quick access to the national motorway network, being approx. 10 minutes drive from either junction 21a and 22 of the M25 and close to junction 6 and junction 8 of the M1.

There are 2 stations nearby, Park Street and How Wood on the Abbey Flyer line between St Albans Abbey and Watford with links to London Euston, Milton Keynes, Birmingham, the North West and Scotland. Radlett and St Albans Thameslink stations are both within an easy commute.

Accommodation

The accommodation comprises the following areas:

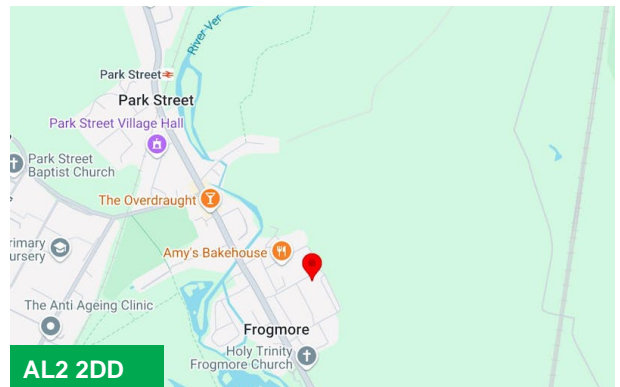
Name	sq ft	sq m
Ground - Office	7,700	715.35
1st - Office	8,323	773.23
Ground - Reception	410	38.09
2nd - Stores	978	90.86
Total	17,411	1,617.53

Viewings

Strictly by appointment via the sole agents, Monday to Friday 9 am to 5 pm.

Terms

The property is available by way of either an assignment of the existing lease or a sub letting on a floor by floor basis until July 2033.



Viewing & Further Information

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