



AITCHISON RAFFETY



- Predominantly open plan with some partitioned office/meeting rooms
- Loading door access
- Air conditioned
- Cat II & LV spot lighting
- Cat 5 data cabling in underfloor conduits
- 9 parking spaces

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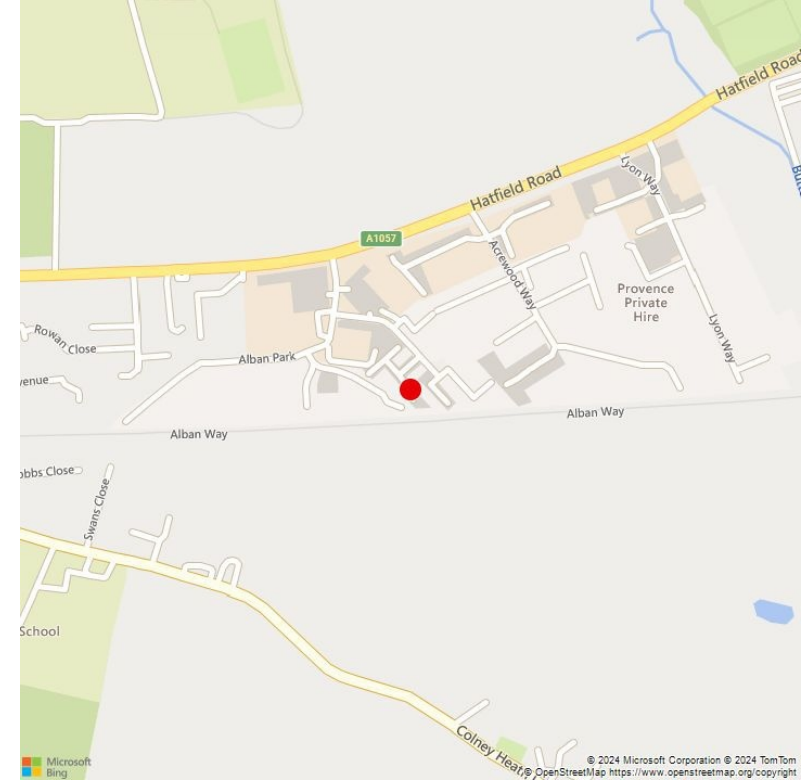
16 Alban Park, St Albans, AL4 0JJ

Ground Floor Modern Offices

Approx. 2,680 Sq Ft (248.97 Sq M)

To Let

16 Alban Park, St Albans, AL4 0JJ



Description

Comprises the ground floor of this modern office building which is predominantly open plan but with some demountable partitioning to create a board/room, offices and meeting rooms as well as a storage room with roller shutter door access. The offices benefit from suspended ceilings with recessed air conditioning and Cat II lighting, gas central heating, fibre internet connection, cat v data cabling, door entry, security and fire alarm systems.

The offices benefit from an external patio and grassed area and a total of 9 parking spaces.

Location

The property is situated in a development known as Alban Park, which is accessed from Hatfield Road. The location is ideally placed for road links with good access to the A414, A1(M), M25 (Junction 22) and M1.

St Albans, Hatfield and Welwyn Garden City are all within a short drive.

Rent

£44,500 per annum exclusive

Floor Area

Ground	2,680 Sq Ft	248.97 Sq M
Total	2,680 Sq Ft	248.97 Sq M

Terms

The ground floor is available by way of new lease with terms to be negotiated

Business Rates

Available on request

VAT

All quoted prices are subject to VAT

Energy Performance Rating

C-75

Viewings

Strictly by appointment via the sole agents - Aitchison Raffety
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