

C The Courtyard St Albans AL4 0LA

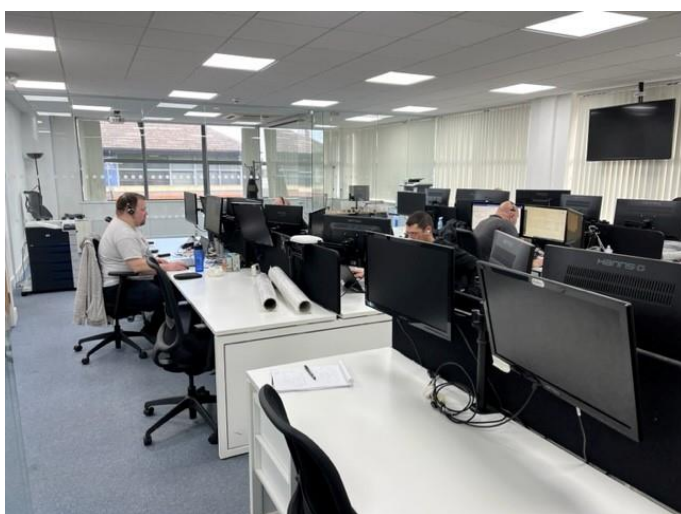


To Let or For Sale

Smart Modern Self-Contained Campus Office Building

4,380 Sq Ft (Net) Approx.

- Highly accessible business park location
- Well presented with high level fit-out
- 18 parking spaces
- Impressive entrance



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Building C The Courtyard

Alban Park, Hatfield Road, St Albans AL4 0LA

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.

Luton airport is conveniently close and Heathrow and Stansted are easily accessible

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.

It is also conveniently located for access to Hatfield Business Park and station.

DESCRIPTION

A quality two-storey well presented, self-contained building providing bright open plan fully fitted office space which is fully fitted out.

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

Features include:

- High-quality campus development.
- Attractive modern design.
- Impressive entrance and stairs area.
- Full access raised floors.
- Ceiling-mounted air conditioning
- Suspended ceilings with recessed LED lighting.
- Staff room.

APPROXIMATE FLOOR AREAS (NET)

Ground Floor	2,190 Sq Ft
First Floor	2,190 Sq Ft
Total	4,380 Sq Ft

There are 18 parking spaces with the demise.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Up to 31/03/2023 £43,500. From 1/04/2023 £79,500.

Rates payable 51.2% but subject to transitional relief.

TERMS

Available on a new lease for a term to be agreed. Rent £99,500 per annum.

There will be a service charge in relation to the maintenance of the shared external estate areas.

Alternatively, the owners will consider a sale of the freehold interest. Price £1.475m.

VAT

VAT is payable.

AVAILABILITY

At an early date to be agreed.

INSPECTION AND FURTHER INFORMATION

For further information please email Mike Davies (m.davies@davies.uk.com) or Daniel Hiller (d.hiller@davies.uk.com) or telephone 01707 274237.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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-1st-edition.

Energy Performance Certificate: Category C (56).

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.