

**TO LET
OFFICE**

 **GRAHAM
SIBBALD**

**8-10 Upper Marlborough
Road, St. Albans,
Hertfordshire, AL1 3UR**

- Prime city centre office location
- Predominantly open plan with partitioned meeting rooms
- Town centre parking
- St Albans City Station easy walking distance

LOCATION

Within the prime office location in St Albans City centre. The property is conveniently situated within a short walk of both the city centre and mainline rail stations in Upper Marlborough Road, close to its junction with Victoria Street. St Albans mainline railway station is within a 5-minute walk and provides a fast service to London St Pancras in 19 minutes.

St Albans mainline train station	0.25 Miles
M25 (Junction 21a)	3.3 Miles
M1 (Junction 6a)	3.3 Miles
A1(M) (Junction 3)	4 Miles



DESCRIPTION

The property comprises the whole of the first floor of a modern two-storey office building, providing well-presented town centre office accommodation with excellent natural light. The layout comprises a combination of open-plan and partitioned offices, offering flexibility to suit a variety of occupier requirements.

The offices benefit from central heating, air conditioning, raised floors, suspended ceilings and recessed LED lighting. The building also benefits from an eight-person passenger lift, with shared kitchen and WC facilities.

The common parts of the building are due to be refurbished, enhancing the overall presentation of the accommodation.

Externally, the property benefits from six dedicated parking spaces, providing a valuable amenity for staff and visitors.

The space is also available on a suite by suite basis if less space is required.

ACCOMMODATION

Rear Suite	1,112 Sq Ft	103.3 Sq M
Front LHS Suite	510 Sq Ft	47.38 Sq M
Front RHS Suite	451 Sq Ft	41.9 Sq M
Total	2,073 Sq Ft	192.58 Sq M



VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

B-41

QUOTING RENT

£66,000 per annum – for the total suite (2,073 sq ft)

£33,950 per annum – for the rear suite (1,112 sq ft)

TENURE

Available by way of an effective full repairing and insuring lease by way of a service charge.

Flexible lease terms available.

SERVICE CHARGE

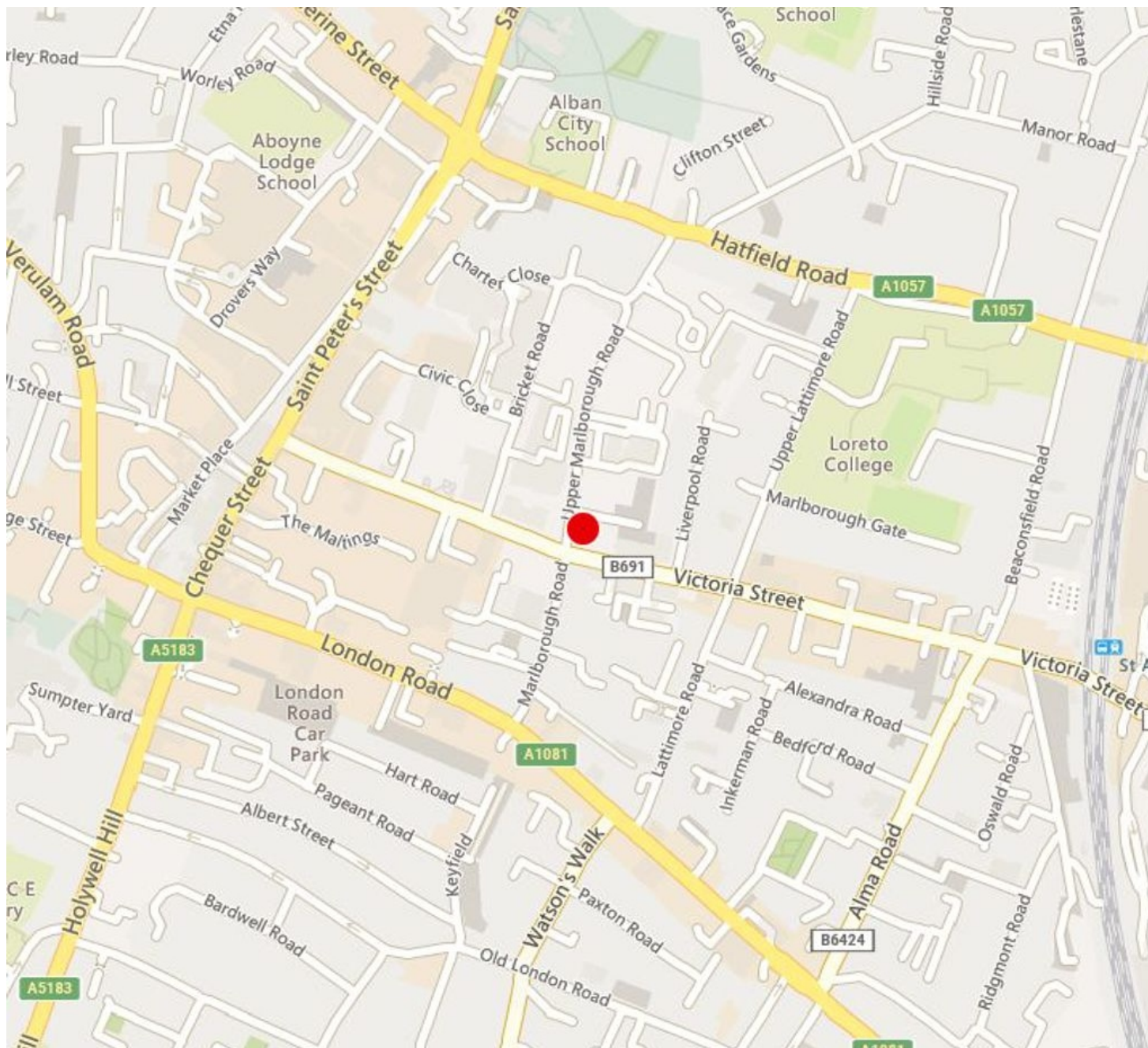
The property is subject to a service charge in respect of the maintenance and upkeep of the communal areas and shared facilities. Further details are available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

RATEABLE VALUE

The property is currently under two rating assessments. The rear suite has a rateable value of £35,500 meaning rates payable are £15,336 per annum. The front suite has a rateable value of £24,750 with rates payable £10,692 per annum



To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

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