



AITCHISON RAFFETY



- Prime office location (100m from the mainline station)
- Grade A office space
- Fully fitted to high standard
- Full access raised floors
- Reception area
- Recessed Cat II lighting
- 13 parking spaces

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4 Beaconsfield Road, St. Albans, Hertfordshire, AL1 3RD

Ground Floor Grade A Office Suite
Approx. 3,822 Sq Ft (355.06 Sq M)

To Let

4 Beaconsfield Road, St. Albans, Hertfordshire, AL1 3RD

Description

This modern Grade A office building offers a ground floor office suite arranged in an open-plan layout, incorporating partitioned meeting rooms and a spacious breakout/kitchen area.

The office is fully fitted to a high specification, making it suitable for a wide range of occupiers. Specification includes raised access floors, suspended ceilings with recessed CAT II lighting, and air-conditioning throughout.

The property also benefits from 13 dedicated parking spaces located within the rear car park.

Location

Situated within central St Albans and being within 100 metres of St Albans mainline railway station which provides a fast and frequent service to London St Pancras in 19 minutes. This is within the prime office location for St Albans and within only 0.25 miles of the City Centre.

St Albans mainline train station 0.1 Miles
M25 (Junction 21a) 3.3 Miles



Reception



Open Plan Office



Meeting Rooms



Breakout Space

4 Beaconsfield Road, St. Albans, Hertfordshire, AL1 3RD



Office Space



Floor Area

Ground Floor 3,822 Sq Ft 355.06 Sq M

Rent

£139,950 per annum exclusive

Business Rates

From verbal enquiries, we understand the current rateable value is £108,000 with rates payable in the order of £59,940 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

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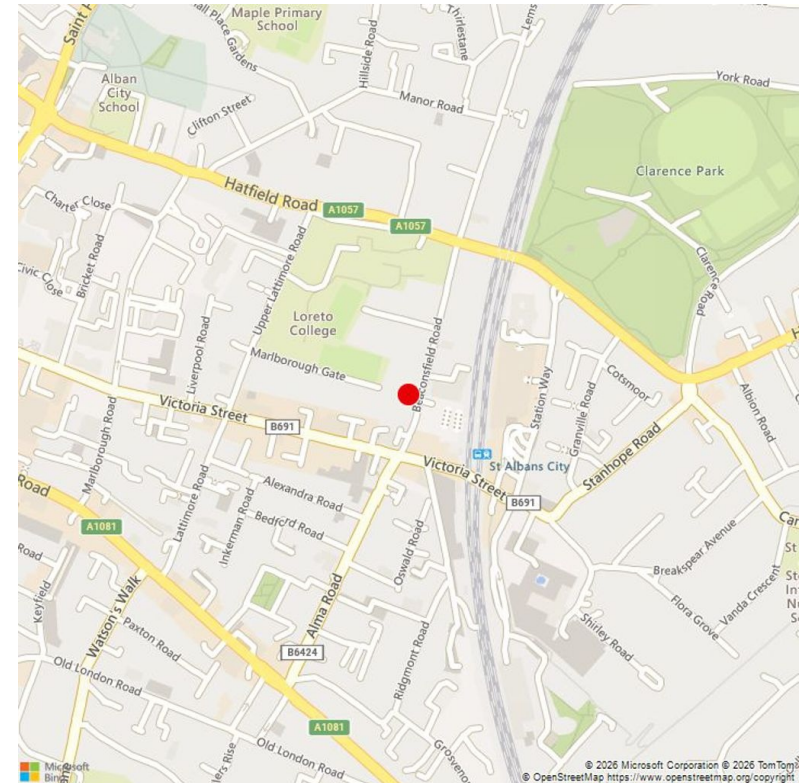
Service Charge

There is a contribution towards the external and communal parts repair and maintenance together.

Details available upon request.

Legal Costs

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



Viewings

Strictly By appointment only
with sole agents Aitchison
Raffety with Georgia Strazza,
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**AITCHISON
RAFFETY**



www.argroup.co.uk



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