



**AITCHISON  
RAFFETY**



- Prime city centre office location
- Predominantly open plan with partitioned meeting rooms
- Full access raised floors
- Main retail area and city station easy walking distance
- Air conditioning & gas central heating
- Full disabled access
- 8 person passenger lift
- 3 parking spaces
- Recently refurbished

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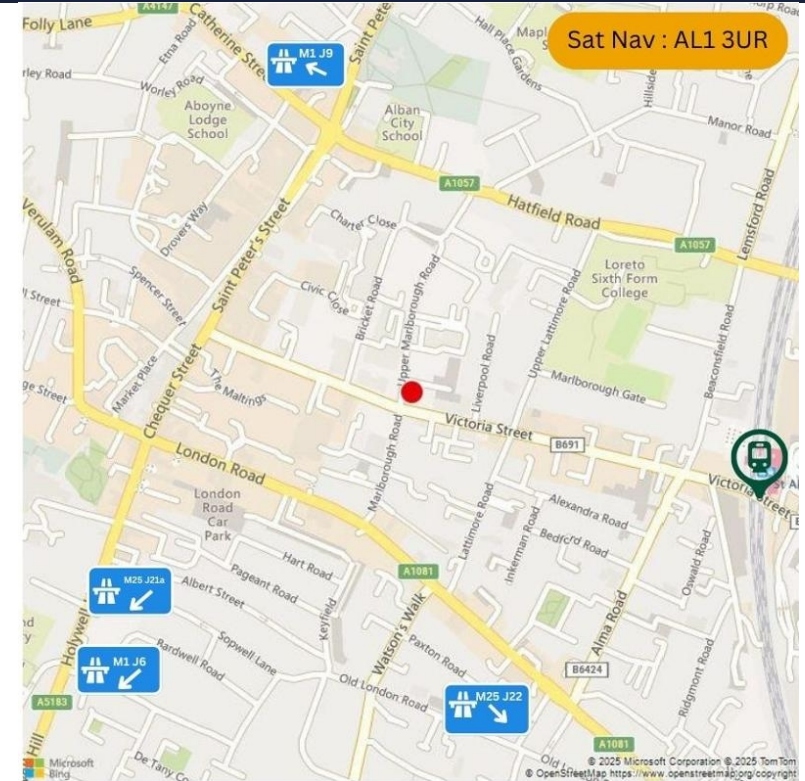
8-10 Upper Marlborough Road, St. Albans, Hertfordshire, AL1 3UR

First floor high quality office suite

Approx. 1,112 Sq Ft (103.3 Sq M)

**To Let**

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



## Description

The property comprises a first floor office suite within a two storey modern office building. The accommodation is a mixture of open plan and partitioned offices which could be removed to suit an occupier's requirement. The offices benefit from central heating, raised floors, suspended ceilings with recessed LED lighting and air conditioning.

Within the building there is an eight person passenger lift, with shared kitchen and toilets on each floor. Externally there are three parking spaces.

## 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

## Rent

£35,950 per annum exclusive

## Terms

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

## Floor Area

First floor suite 1,112 Sq Ft 103.3 Sq M

## Business Rates

From online enquiries, we understand the current rateable value is £31,750 with rates payable in the order of £15,843 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

B-41

## Legal Costs

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

**Viewings**  
Strictly by appointment via the sole agents.  
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**AITCHISON RAFFETY**  
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