

# Oaklands, Alban Park St Albans AL4 0LA

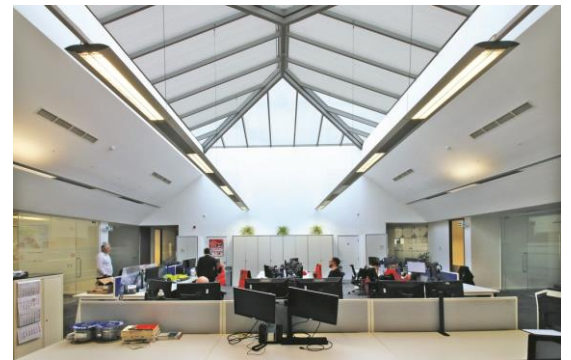


## For Sale or To Let

Detached Quality 2-storey office / flexible mixed use business building

**12,531 Sq Ft (GIA) Approx.**

- Suitable for offices, laboratory / light industrial / or other use
- Gated self-contained site
- High spec first floor offices
- Prestigious entrance
- Light loading facility
- Highly accessible location



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# Oaklands, Alban Park

## Hatfield Road, St Albans AL4 0LA

### ST ALBANS

The charismatic cathedral town of St Albans is a prime business and residential location superbly located 22 miles north of Central London.

It is located between the M1 and A1(M) linked by the A414 with easy access to junctions 21, 22 and 23 of the M25.

St Albans station provides a fast electrified service to London Kings Cross / St Pancras. Hatfield Station is also easily accessible.

### LOCATION

The property is located in a major business centre which is located on the eastern side of the town. This is very easily accessible to trunk routes and to Hatfield Business Park.

It backs onto a leafy area and the Alban Way cycle route linking St Albans and Hatfield.

### DESCRIPTION

A very smart modern detached 2-storey business building with a very flexible mixed-use facility currently 50% fitted out as high-quality first floor offices. There is flexibility for a full range of uses including 100% offices.

The building is roughly square in plan and stands in a gated self-contained site.

The first floor is fully fitted as high specification open plan offices with a range of meeting and office rooms. The specification includes full access raised floors, climate control via air sourced heat pumps and part T5 part LED lighting. It is lit by a feature central pyramidal skylight with electric blinds in addition to full perimeter windows and presents very well.

The ground floor is currently open offering column free space with an internal head room of approximately 3.4m and windows to the entire perimeter. There is a loading facility.

The current ground floor use is for storage and light industrial purposes with ancillary office, laboratory and toilets but could be used for a wide range of formats from fully fitted offices to storage, light industrial or laboratory.

### Features

#### Ground floor

- Currently mainly open-plan with ancillary areas
- Full perimeter glazing
- Internal head room of 3.4m
- Flexible for a wide range of uses
- Loading facility
- Attractive outside seating area.

#### First floor offices

- Full access raised floors
- Carpeting
- Climate control heating / cooling through air sourced heat pumps
- Mix of LED lighting and T5 fluorescent
- Feature pyramidal roof light with sun blinds
- Range of offices and meeting rooms
- Male and female WCs
- Staff break out area

### APPROXIMATE (GIA) FLOOR AREAS

Ground Floor	6,264 sq ft
First Floor	<u>6,267 sq ft</u>
<b>Total</b>	<b>12,531 sq ft</b>

### CAR PARKING

33 spaces.

### TERMS

The property is available on a new lease for a term to be agreed. Rent £195,000 p.a. plus VAT

The freehold may also be available.

### RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Up to 31/3/23 £75,500. From 1/4/23 £136,000. Amount payable £51.2% subject to phasing.

### AVAILABILITY

February 2024.

### INSPECTION

For further information please contact: -  
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### 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](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: Category C (75)

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.