

# The Courtyard St Albans AL4 0LA



## To Let

Two First Floor Offices Suites

**1,095 - 2,190 Sq Ft (Net) Approx.**

- Highly accessible small business park location
- Well presented with high level fit-out
- Impressive entrance
- Quality construction



To be refurbished

# First Floor Offices C1&C2 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.

In addition, it is conveniently located for access to Hatfield Business Park and station.

## DESCRIPTION

The available accommodation comprises two first floor office suites, each providing bright, open plan space with their own tea point.

They are both to be redecorated and recarpeted by the landlord.

Features include:

- High-quality campus development.
- Attractive modern design
- Impressive entrance and stairs area.
- Full access raised floors.
- New ceiling-mounted air conditioning and heat pump system
- Suspended ceilings with recessed LED lighting.

## APPROXIMATE (NET INTERNAL) FLOOR AREAS

C1 First Floor	1,095 Sq Ft
C2 First Floor	1,095 Sq Ft
<b>Total</b>	<b>2,190 Sq Ft</b>

## CAR PARKING

4 spaces are included with each suite with the right to use 2 visitor spaces on a first come first served basis.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). To be separately assessed.

## TERMS

Available to let on a new lease for a term to be agreed either separately or together.

Rent C1	£26,500 per annum
Rent C2	£26,500 per annum

## VAT

VAT is payable.

## AVAILABILITY

At an early date to be agreed.

## INSPECTION AND FURTHER INFORMATION

For further information please email Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or Clay Davies ([m.davies@davies.uk.com](mailto:m.davies@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](http://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.