

TO LET



Blenheim Gate, 22-24 Upper Marlborough Road, St. Albans, AL1 3UU

4,162 Sq. Ft (386.65 Sq. M)

£137,345 Per Annum Exclusive

- Recently refurbished Grade A office
- Prime city centre location
- 14 allocated car parking spaces
- DDA compliant
- Full access raised flooring
- Air conditioning

Location:

Situated in St Albans City centre prime office district, the property is within a short walk (5 minutes) to the mainline railway station which provides a direct service to London St Pancras in 19 minutes approx.

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:

Ground floor office within a prime city centre Grade A building. The accommodation has been comprehensively refurbished and benefits from full access raised flooring, suspended ceilings with recessed LED lighting and air conditioning. The building is DDA compliant with an 8-person passenger lift and 14 allocated car parking spaces.

Terms:

Available by way of a new effective full repairing and insuring lease for a term to be agreed at a rent of **£137,345** per annum exclusive.

Service Charge:

There is a contribution towards the maintenance and repair of the external and common parts of the building. Further information available upon request.

VAT:

This property has been elected for VAT and therefore, is payable on the rent.

EPC:

B-38

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Accommodation:

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition on a net internal basis (NIA).

Accommodation	Sq. Ft	Sq. M
Ground floor office	4,162	386.65

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates:

From enquiries we understand as of 1st April 2023 the property to have a rateable value of £113,000 with a rates payable in the order of **£57,856** per annum*

*Interested parties are urged to contact the Local Authority for further information.

Viewings:

For further details please contact the joint agents:

Chris Richards
07983 775684
chris.richards@kirkbydiamond.co.uk

Matthew Bowen
01727 222 181
matthew.bowen@kirkbydiamond.co.uk

Or

Aitchison Raffety
01727 843232

