

Modern Office Building
2,636 sq ft - 5,316 sq ft

**AITCHISON
RAFFETY**



16 Alban Park, Hatfield Road, St Albans - AL4 0JJ

To Let

- Modern offices
- Predominantly open plan with some demountable partitioned offices/ meeting rooms
- Air conditioned
- Cat II & LV spot lighting
- CAT 5 data cabling in underfloor conduits
- 18 parking spaces



INVESTORS IN PEOPLE



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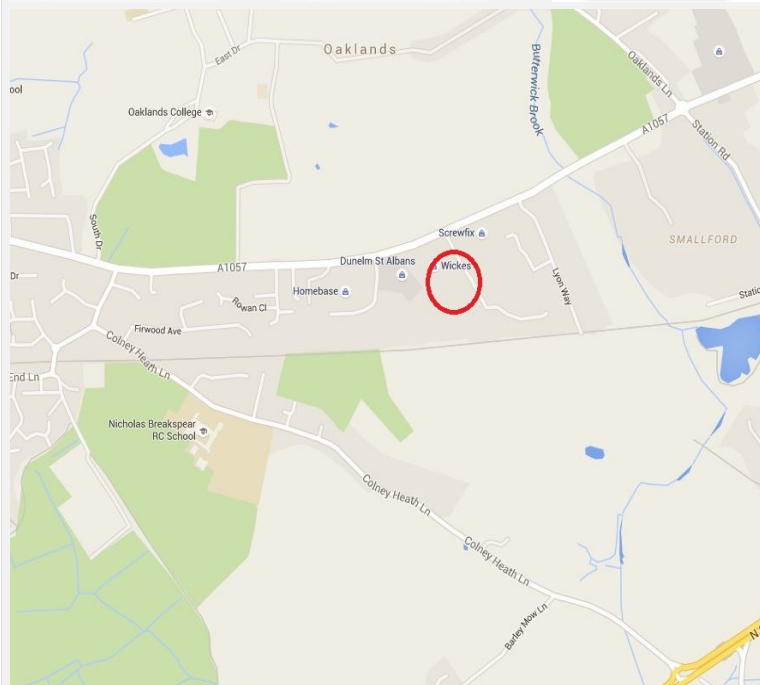
Description

Comprises a two storey detached modern office building which is predominantly open plan but with some demountable partitioning to create a board/room, offices and meeting rooms as well as a storage room with roller shutter door access. The offices benefit from suspended ceilings with recessed air conditioning and Cat II lighting, gas central heating, fibre internet connection, cat v data cabling, door entry, security and fire alarm systems.

The offices benefit from an external patio and grassed area and a total of 18 parking spaces.

Location

The property is situated in a development known as the Alban Park which is accessed from Hatfield Road. The location is ideally placed for road links with good access to the A414, A1(M), M25 (Junction 22) and M1. St Albans, Hatfield and Welwyn Garden City are all within a short drive.



Floor Area

The approximate net internal floor areas are as follows:

Ground	2,680 sq ft	249.00 sq m
First	2,636 sq ft	244.90 sq m
Total	5,316 sq ft	493.90 sq m

Terms

The entire building is available by way of an assignment of the existing full repairing and insuring lease, which expires in 2024. Alternatively the building can be sublet as a whole or by floor for a term to be agreed.

Rent

Ground	£47,900 per annum
First	£47,100 per annum
Whole building	£95,000 per annum

Business Rates

From verbal enquiries with the Local Authority we understand the Rateable Value for the building is £68,000 with rates payable currently in the order of **£33,900 per annum**.

EPC

Awaited

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

The building is elected for VAT and accordingly VAT is payable on the rent.

Viewings

Strictly by appointment via the joint agent.

Matthew Bowen

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