



NEWLY
REFURBISHED

4 BEACONSFIELD ROAD ST ALBANS AL1 3RH

HIGH QUALITY CITY CENTRE OFFICES TO LET
23,191 SQ FT (2,154m²) WITH 79 CAR PARKING SPACES

4beaconsfieldroad.co.uk





DESCRIPTION

4 Beaconsfield Road provides good quality office accommodation over ground and two upper floors, allowing single and multiple occupancy and dating from 1999.

The property has a combination of brickwork and glazing to the elevations with the second floor having excellent natural light and balconies. The property has been newly refurbished to a modern specification.

ACCOMMODATION

The floor areas are calculated on the basis of the IPMS 3.

Ground Floor Offices	5,355 sq ft	(497.50 sq m)
Ground Floor Reception	605 sq ft	(56.20 sq m)
First Floor	10,416 sq ft	(967.68 sq m)
2nd Floor	6,815 sq ft	(633.13 sq m)
Total	23,191 sq ft	(2,154.51 sq m)

VAT

VAT is payable on any sums that become due under the lease.

LEGAL COSTS

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

BUSINESS RATES

The rateable value is £405,000 and the current rate in the pound is 49.3 pence (2015/2016). Further enquiries should be directed to St Albans Council (01727 866100).



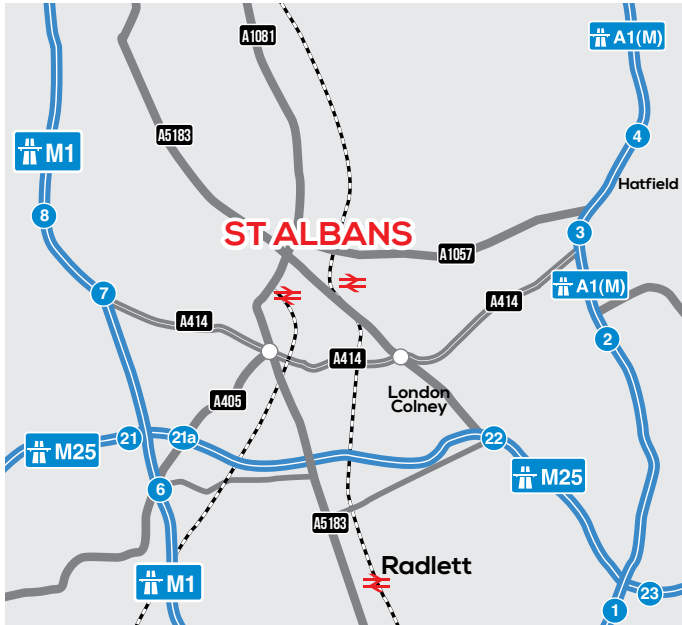
HIGH QUALITY CITY CENTRE OFFICES TO LET

NEWLY REFURBISHED PRESTIGIOUS OFFICE ACCOMMODATION IN A CITY CENTRE LOCATION



- 79 car parking spaces
- Air conditioning
- Fully accessed raised floors
- Suspended ceilings with recessed lighting
- 2.7m floor to ceiling height
- Two passenger lifts





LOCATION

St Albans is located in the north west quadrant of the M25 in the prosperous county of Hertfordshire, approximately 22 miles north west of central London.

The City benefits from a good transport infrastructure, located within 5 miles of the M1, 6 miles of the A1(M) and 6 miles of the M25.

International airports are easily accessible, with Luton located 12 miles to the north, Stansted 38 miles to the north east and Heathrow 26 miles to the south. The main railway station provides trains to London St Pancras and the Abbey Station to Watford and beyond.

The property is prominently situated close to the corner of Beaconsfield Road and Victoria Street, within a 2 minute walk of St Albans City Station and comfortable walking distance of St Albans city centre.



WITHIN WALKING DISTANCE OF THE CITY CENTRE AND RAILWAY STATION



ADJACENT TO ST ALBANS CITY



ST PANCRAS INTERNATIONAL - 18 MINS



TERMS

The property is available by way of a new lease direct from the landlord on the whole building. Rent on application to the joint agents.

EPC

The property has an Energy Performance rating of E - 124. A copy of the certificate is available to download from www.4beaconsfieldroad.co.uk

VIEWING & FURTHER INFORMATION

Please contact the joint sole agents.

Matthew Bowen



matthew.bowen@argroup.co.uk

Ian Partridge



ipartridge@lsh.co.uk

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