

**AITCHISON**

**RAFFETY**



- Predominantly open plan with some partitioned office/meeting rooms
- Loading door access at ground level
- Air conditioned
- Cat II & LV spot lighting
- Cat 5 data cabling in underfloor conduits
- 18 parking spaces

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**16 Alban Park, St Albans, AL4 0JJ**

Modern Offices

Approx. 2,636 - 5,316 Sq Ft (244.88 - 493.86 Sq M)

**To Let**

# 16 Alban Park, St Albans, AL4 0JJ



## 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 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

Ground	2,680 Sq Ft	248.97 Sq M
First	2,636 Sq Ft	244.88 Sq M
<b>Total</b>	<b>5,316 Sq Ft</b>	<b>493.86 Sq M</b>

### IMPORTANT NOTICE

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## Rent

£43,494 - £87,714 per annum exclusive

Ground Floor	2680 sq ft	£44,220 pa
First Floor	2636 sq ft	£43,494 pa
<b>Total</b>	<b>5316 sq ft</b>	<b>£87,714 pa</b>

## Terms

The entire building is available by way of an assignment of the existing full repairing and insuring lease, which expires on 2nd July 2024. Alternatively the building can be sublet as a whole or by floor for a term expiring in July 2024.

## Business Rates

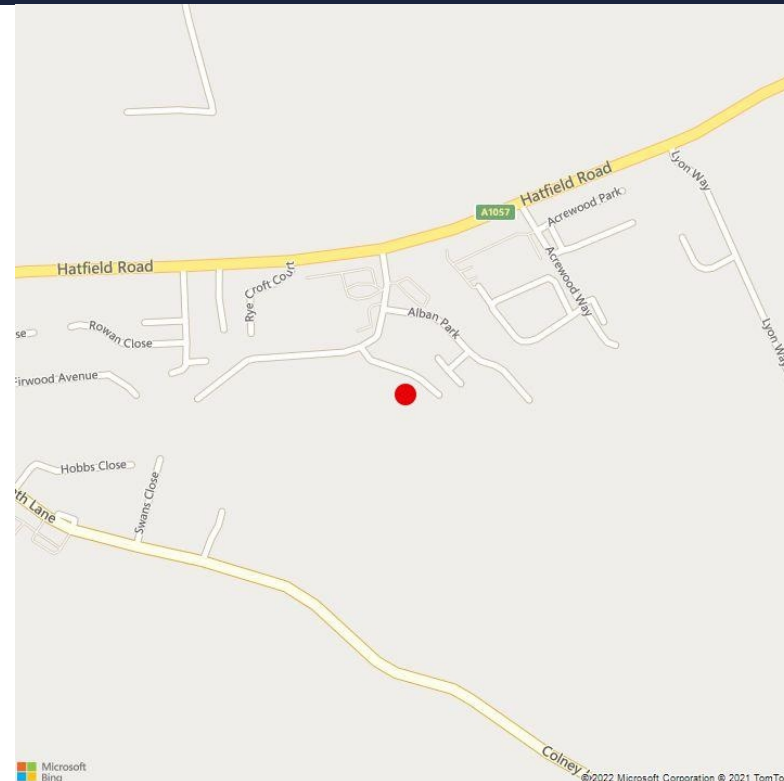
From enquiries with the Local Authority we understand the Rateable Value for the building is £54,902 with rates payable currently in the order of £28,109.82 per annum

## VAT

All quoted prices are subject to VAT

## Energy Performance Rating

Awaited



## Viewings

Strictly by appointment via the sole agents - Aitchison Raffety  
01727 843232  
Hugo Harding - hugo.harding@argroup.co.uk,  
Georgia Strazza - georgia.strazza@argroup.co.uk

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We invest in people Silver

