



**AITCHISON
RAFFETY**



- Prime city centre location
- Recently refurbished Grade A offices
- Full access raised floors
- 14 allocated parking spaces
- 8 Person passenger lift
- DDA Compliant
- Air conditioning

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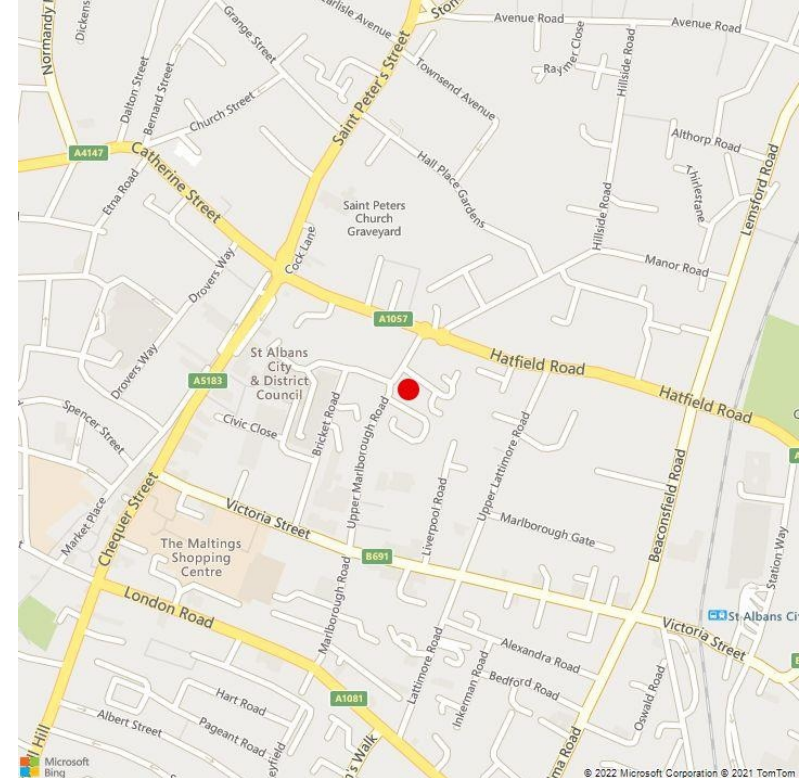
Blenheim Gate, 22-24, Upper Marlborough Road, St. Albans, AL1 3UU

Grade A Offices Undergoing Refurbishment

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

To Let

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



Description

A ground floor office suite within this prestigious City centre Grade A office building. The accommodation has been refurbished and benefits from fully raised access floors, suspended ceilings with recessed air conditioning and new LED lighting. The building is DDA compliant with an 8-person passenger lift and 14 allocated parking spaces.

Location

Within the prime office location in St Albans City centre. St Albans mainline railway station is within a 5 minute walk and provides a fast service to London St Pancras in 19 minutes.

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

Floor Area

Ground Floor	4,162 Sq Ft	386.65 Sq M
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Rent

£137,345 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From enquiries we understand that from April 2023 the offices will have a rateable value of £113,000 with rates payable in the order of £57,856 per annum.

VAT

All prices quoted will be subject to VAT

Energy Performance Rating

B-38

Service Charge

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

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

By appointment only with
sole agents Aitchison
Raffety Georgia Strazza
01727 843232 or via joint
agents Kirkby Diamond
01727 222 181



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