



**AITCHISON  
RAFFETY**



- Prime office location (100 metres from mainline station)
- Grade A office
- Predominantly open plan accommodation
- Full access raised floors
- Recessed Cat II lighting
- Air conditioning
- 2 parking spaces

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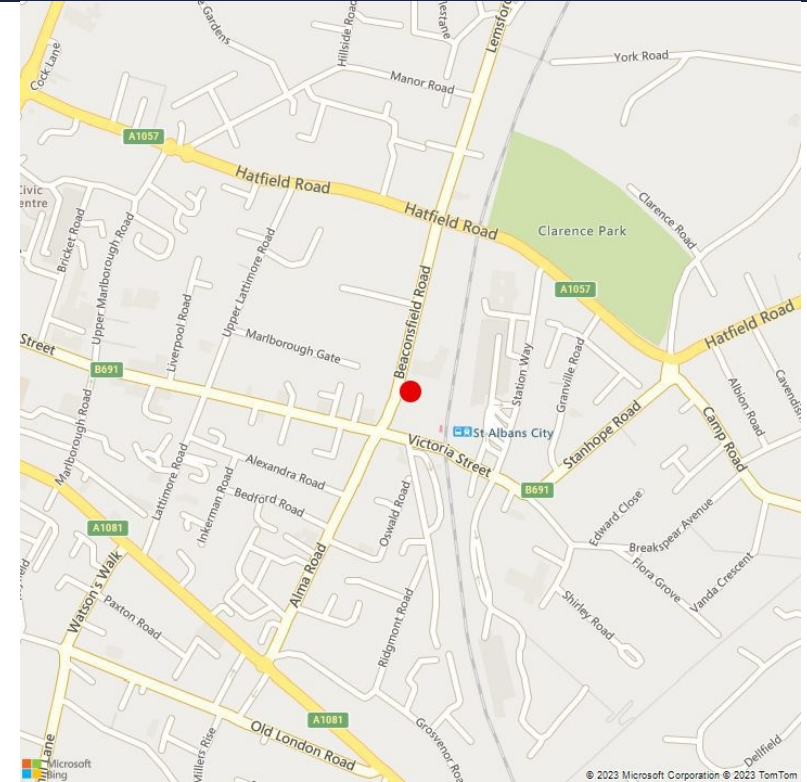
4 Beaconsfield Road, St. Albans, Hertfordshire, AL1 3RD

Grade A Offices To Let

Approx. 1,389 Sq Ft (129.04 Sq M)

**To Let**

# 4 Beaconsfield Road, St. Albans, Hertfordshire, AL1 3RD



## Description

A second floor office within this modern Grade A office building. The accommodation is predominantly open plan but is currently partitioned to create a break out room and two individual offices. The offices benefit from raised floors, suspended ceilings with recessed Cat II lighting and air conditioning. There are 2 allocated parking spaces in the rear car park.

## Location

Situated within central St Albans and being within 100 metres of St Albans mainline railway station which provides fast and frequent services to London St Pancras in 19 minutes. This is within the prime office location for St Albans and within only 0.25 miles of the city centre.

## Floor Area

Part second floor	1,389 Sq Ft	129.04 Sq M
<b>Total</b>	<b>1,389 Sq Ft</b>	<b>129.04 Sq M</b>

## Rent

£51,488 per annum exclusive

## Terms

By way of a new full repairing and insuring sub lease until May 2027.

## Business Rates

From verbal enquiries, we understand the current rateable value is £39,250 with rates payable in the order of £19,585 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

Awaited

## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

## Legal Costs

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

### IMPORTANT NOTICE

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## Viewings

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



www.argroup.co.uk



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