

D2 The Courtyard St Albans AL4 0LA

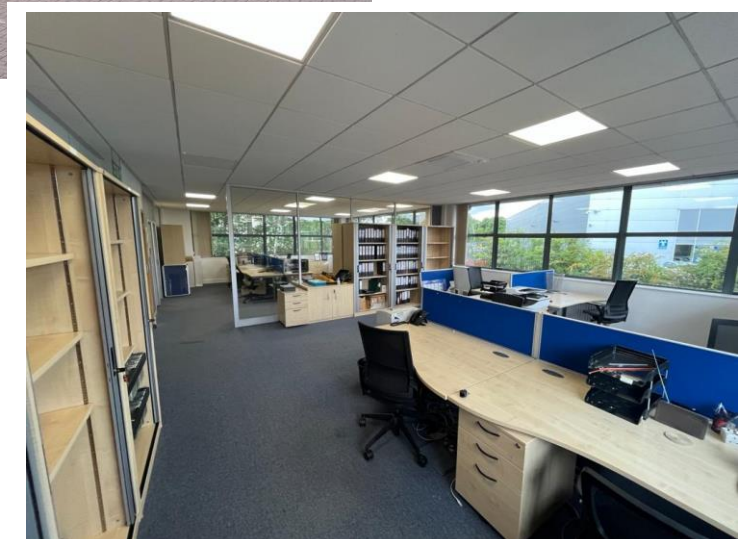


To Let

Modern First Floor Air-Conditioned Campus Offices

1,052 Sq Ft (Net) Approx.

- Highly accessible business park location
- Well presented with high level fit-out
- 4 parking spaces



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O50-5

First Floor Offices, D2 The Courtyard Alban Park, Hatfield Road, St Albans AL4 0LA

ST ALBANS

The cathedral town of St Albans is an extremely popular commercial location. Communications are superb being within close proximity to junctions of M1, M25 and A1(M).

St Albans has a very attractive town centre with an excellent rail service to London St Pancras (approx. 21 minutes) and via Thameslink to Gatwick and the south coast.

Luton airport is conveniently close and Heathrow and Stansted are easily accessible

LOCATION

Located off the Hatfield Road on the east side of St Albans the property forms part of a modern campus style development known as Alban Park.

The estate is approached turning left by the VW dealership after entering the park.

It is also conveniently located for access to Hatfield Business Park and station.

DESCRIPTION

The property forms part of a campus of modern two storey office buildings.

The available accommodation comprises an attractive and open-plan first floor office suite. It has been partitioned down the centre (which can be removed if not required) and is served with a kitchen, private meeting room, air conditioning, gas fired radiator central heating and a suspended ceiling with recessed LED lighting.

There are windows to the front, side and rear which provide good natural light and shared WCs on each floor.

Features include:

- Attractive modern low maintenance design
- Raised access floors
- Air conditioning
- LED Lighting
- Generous fenestration
- Tea point / kitchen
- Fully CAT 5 enabled

There are attractive brick elevations and design features with a feature entrance area.

APPROXIMATE (NET INTERNAL) FLOOR AREA

1,052 Sq Ft

CAR PARKING

There are 4 parking spaces with the demise.

TERMS

Available on a new lease for a term to be agreed. Rent £25,000 per annum.

In addition to rent the tenant will also be responsible for the payment of rates and a service charge to cover the shared costs of running the building and external areas. Details on request.

VAT is payable on the rent and service charge.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Up to 31/03/2023 £13,750. From 1/04/2023 £21,000.

Rates payable 49.9% but subject to transitional relief.

AVAILABILITY

Immediate following completion of legal formalities.

INSPECTION AND FURTHER INFORMATION

For further information please email:

Daniel Hiller (d.hiller@davies.uk.com) or
Clay Davies (c.davies@davies.uk.com) or
Mike Davies (m.davies@davies.uk.com) or
Telephone 01707 274237.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: TBC

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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