



- Prime office location (100 metres from mainline station)
- Grade A offices
- Predominantly open plan accommodation (two offices/ meeting room plus boardroom in situ which could be removed)
- Full access raised floors
- Fibre leased line connection
- Recessed LED lighting
- Air conditioning
- Full disabled access
- Two 10 person passenger lifts
- 20 parking spaces

01727 843232

2nd Floor, 4 Beaconsfield Road, St Albans AL1 3RD

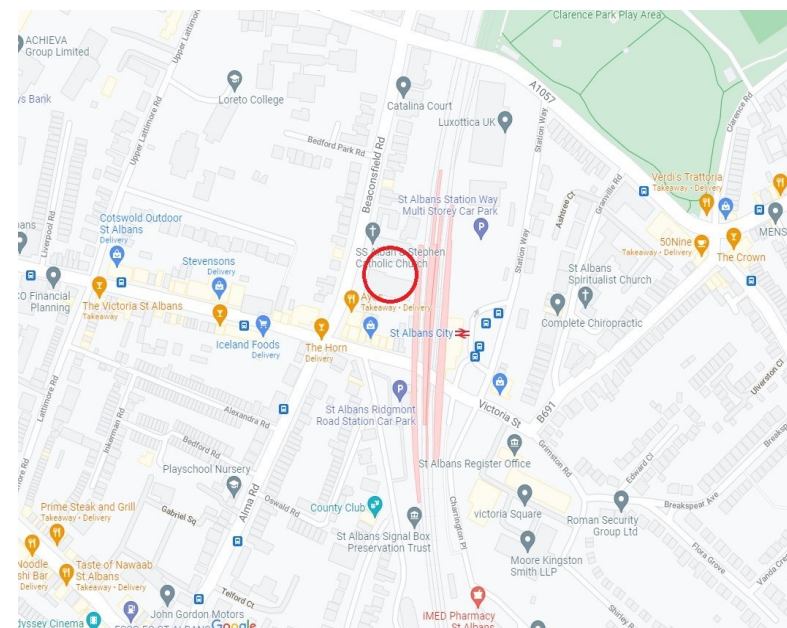
City Centre Grade A Offices

Approx. 5,230 sq ft (485.86 sq m)

To Let

www.argroup.co.uk

2nd Floor, 4 Beaconsfield Road, St Albans AL1 3RD



Description

A second floor office suite within this modern Grade A office building. The accommodation is predominantly open plan but is currently partitioned to create a reception lobby, boardroom, two office/meeting rooms and the main open plan office. There are in addition a kitchen and staff area and server room located from this. The offices benefit from front and side balconies, raised floors, suspended ceilings with recessed LED lighting and air conditioning. There are 20 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 a fast and frequent service 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.

St Albans mainline train station	0.1 Miles
M25 (Junction 21a)	3.3 Miles

Accommodation

Second Floor Suite	5,230 sq ft (485.86 sq m)
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Lease Terms

By way of a new full repairing and insuring sub lease for a term to be agreed but a maximum lease length available being to May 2027.

Rent

Available at a quoted rent of **£183,050** per annum exclusive.

Business Rates

From verbal enquiries the rateable value is £87,500 with rates payable in 2021/22 in the order of **£44,715** per annum.

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Details available upon request.

EPC

Viewings

Strictly by appointment via the sole agents.

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