



***AITCHISON
RAFFETY***



- Prime office location (100m from mainline station)
- Grade A office space
- Fitted to high standard
- Full access raised floors
- Reception Area
- Air conditioning
- Recessed Cat II lighting
- 6 parking spaces

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

First Floor Grade A Office

Approx. 2,803 Sq Ft (260.4 Sq M)

To Let

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



Description

This modern Grade A office building features a first-floor office space that is currently configured with partitioned break-out rooms, an entryway, and a spacious open-plan desk area. The office is fully fitted, making it adaptable for various types of tenants.

The space includes raised floors, suspended ceilings with recessed Cat II lighting, and air conditioning.

Additionally, six dedicated parking spaces are available 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

Second Floor Suite	2,803 Sq Ft	260.4 Sq M
Total	2,803 Sq Ft	260.4 Sq M

Rent

On Application

Terms

The property is available by way of a sublease until 24th February 2027.

Business Rates

From verbal enquiries, we understand the current rateable value is £80,047 with rates payable in the order of £43,705 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

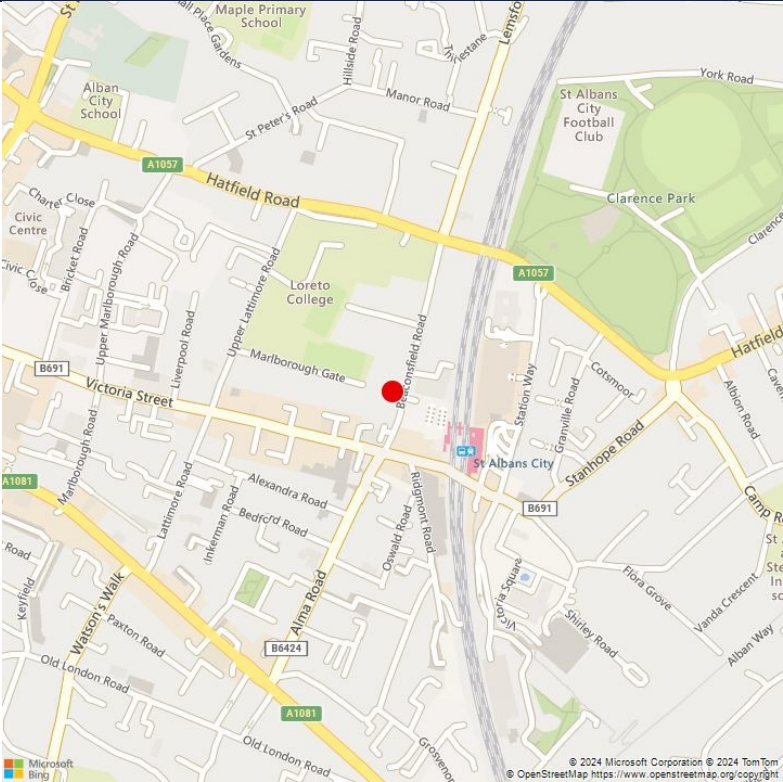
Awaited

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.



Viewings

By appointment only with sole agents Aitchison Raffety
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RAFFETY**

www.argroup.co.uk



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