



- Prime city centre location
- Recently refurbished Grade A offices
- 28 allocated parking spaces
- 8 person passenger lift
- DDA compliant
- Air conditioning throughout
- Full access raised floors
- Entry phone system

Georgia Strazza  
[georgia.strazza@argroup.co.uk](mailto:georgia.strazza@argroup.co.uk)

Joe Richardson  
[joe.richardson@argroup.co.uk](mailto:joe.richardson@argroup.co.uk)  
01727 843232

Ground & First Floors, Blenheim Gate 22-24, Upper Marlborough Road, St. Albans AL1 3UU

Prime city centre location

Approx. 4,162 - 8,690 Sq Ft (386.65 - 807.3 Sq M)

**To Let**



# Ground & First Floors, Blenheim Gate 22-24, Upper Marlborough Road, St. Albans, Hertfordshire, AL1 3UU

## Description

Office suites on the ground & first floors 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 28 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 Areas

Ground Floor	4,162 Sq Ft	386.65 Sq M
First Floor	4,528 Sq Ft	420.65 Sq M
<b>Total</b>	<b>8,690 Sq Ft</b>	<b>807.3 Sq M</b>



# Ground & First Floors, Blenheim Gate 22-24, Upper Marlborough Road, St. Albans, Hertfordshire, AL1 3UU



## Rent

£29.50 per sq ft

## Terms

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

## Business Rates

From enquiries we understand that from April 2023 the ground floor offices will have a rateable value of £113,000 with rates payable in the order of £57,856 per annum. The first floor has a rateable value of £126,000 with rates payable in the order of £64,512 per annum.

## VAT

All prices quoted will be subject to VAT

## Energy Performance Rating

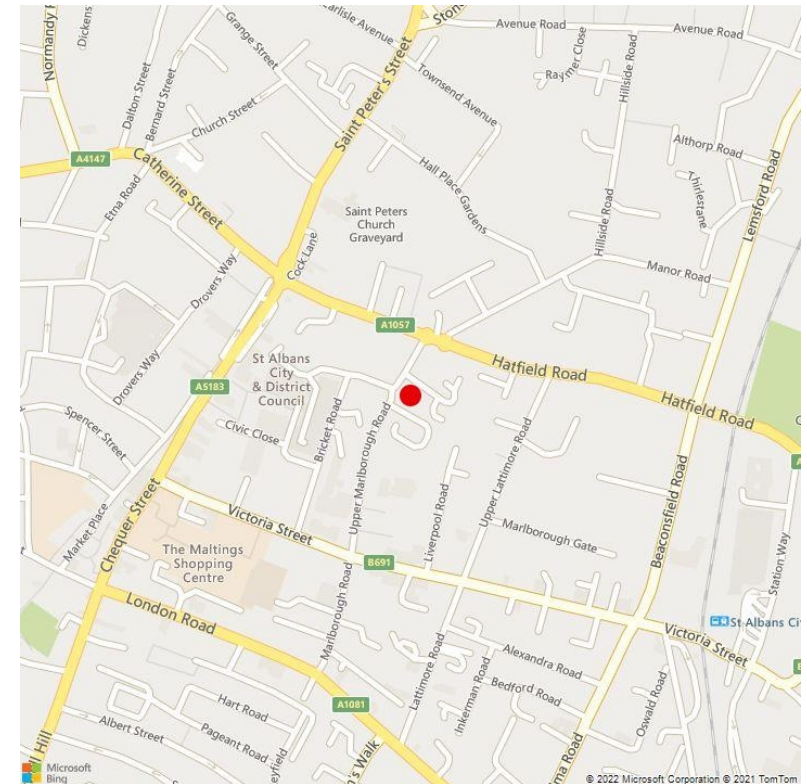
Band B-38

## 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 joint agents

Aitchison Raffety Georgia  
Strazza 01727 843232  
georgia.strazza@argroup.co.uk  
or Joe Richardson 01727  
843232,  
joe.richardson@argroup.co.uk

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www.argroup.co.uk

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