

TO LET

4,162 - 8,672 Sq Ft

(386.65 - 805.63 Sq M)

- Recently refurbished Grade A offices on ground and first floors available separately or combined
- Prime city centre location
- 29 allocated car parking spaces
- Full access raised floors with air conditioning



Blenheim Gate 22-24

Upper Marlborough Road, St. Albans, AL1 3UU

 **KirkbyDiamond**

Contact: Matthew Bowen or Hugo Harding

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kirkbydiamond.co.uk



LOCATION

- Situated in St Albans City centre prime office district, the property is within a short walk (5 minutes) to the mainline railway station which provides a direct service to London St Pancras in 19 minutes approx
- St Albans mainline train station - 2.5 miles
- M25 (Junction 21a) - 3.3 Miles
- M1 (Junction 6a) - 3.3 Miles
- A1(M) (Junction 3) - 4 Miles

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 Google Maps

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DESCRIPTION

- Ground and first floor office within a prime city centre Grade A building
- The accommodation has been comprehensively refurbished and benefits from full access raised flooring, suspended ceilings with recessed LED lighting and air conditioning
- The building is DDA compliant with an 8-person passenger lift and 29 allocated car parking spaces

TERMS

Available by way of a new effective full repairing and insuring lease for a term to be agreed at a rent of £29.50 per sq ft exclusive. VAT is payable on the rent.

ACCOMMODATION (Net Internal Area*)

Ground	386.65 SQ M	4,162 SQ FT
First	418.98 SQ M	4,510 SQ FT
Total	805.63 SQ M	8,672 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-38

Business Rates: The Rateable value is £239,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

CONTACT:

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