

# TO LET

2,189 - 3,469 Sq Ft

(203.36 - 322.27 Sq M)

- › Either 2,189 sq ft or 3,469 sq ft available
- › Air conditioned & LED lighting
- › Available fully furnished
- › Parking ratio 1:349 sq ft



## 1st Floor Abbey View

38-40 The Maltings, St. Albans, AL1 3HL

**>D KirkbyDiamond**

Contact: Hugo Harding or Matthew Bowen

Tel: 01727 575 445

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Situated with access from The Maltings Shopping Centre or London Road, in the heart of St Albans city centre. The retail and leisure facilities of the City are on the doorstep and St Albans mainline train station is within a 10-minute walk
- 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

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Google Maps

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## DESCRIPTION

- Predominantly open plan first floor offices, with excellent natural light with windows to three elevations and attractive views as well as a small patio courtyard
- Available as a whole floor or part thereof
- The offices benefit from suspended ceilings with inset LED lighting and air conditioning, perimeter trunking with inset data cables and server room
- There are 6 or 10 parking spaces available (depending on size taken) at a ratio of 1:349 sq ft

## TERMS

Available by way of a lease expiring in August 2027 at a rent of £32 per sq ft. VAT is payable.



## ACCOMMODATION (Net Internal Area\*)

1st Floor Office 322.27 SQ M 3,469 SQ FT

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

EPC: B-38

Business Rates: Available upon request

Service Charge: Available upon request

## CONTACT:

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