

FOR SALE/TO LET

3,568 Sq Ft (331.47 Sq M)

- › Two storey office building with 18 parking spaces
- › Convenient access to A1(M), A414, M25, St Albans & Hatfield
- › Predominantly open plan to each floor with some offices/meeting rooms
- › Very attractive fit out

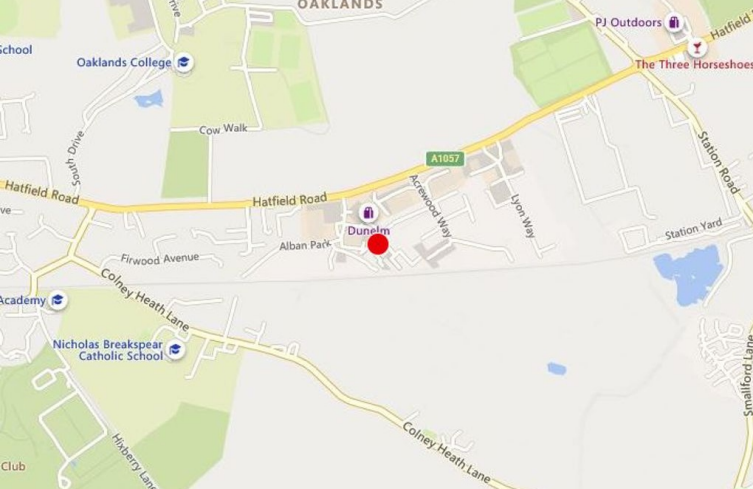


Unit A – The Courtyard

Hatfield Road, St. Albans, AL4 0LA

Contact: Matthew Bowen or Hugo Harding
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eddisons.com





Location

- Situated in The Courtyard, a modern office development between St Albans and Hatfield.
- Excellent road connectivity with:
North Orbital Road (A414) within 1.6 miles
A1(M) within 2 miles
M25 (Junction 22) 4.9 miles
M1 (Junction 8) 6.4 miles
- St Albans City centre is within 3.5 miles and Hatfield town centre is within 4.3 miles

 what3words

[///shower.theme.smart](https://www.what3words.com/shower.theme.smart)

 Google Maps

[Click here](#)

Description

- Attractive semi detached office building with excellent natural light
- Predominantly open plan offices to each floor with some high quality partitions to create a number of office/meeting rooms with integrated storage
- High quality finishes to WCs and kitchen and furniture could be included
- Full access raised floors provide infrastructure for power, and data cabling.
- 18 parking spaces with ability to block park in several more

Terms

The freehold interest is available at a quote price of £995,000. VAT is payable on the purchase price.

Available by way of a new FRI lease for a term to be agreed at a rent available on application. VAT is payable on the rent.

Accommodation (Net Internal Area*)

Floor	SQ M	SQ FT
Ground Floor	163.41 SQ M	1,759 SQ FT
First Floor	168.06 SQ M	1,809 SQ FT
Total	331.47 SQ M	3,568 SQ FT

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

EPC: B - 37

Business Rates: The rateable value is £66,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

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BRAY FOX SMITH