

TO LET

1,095 – 3,285 Sq Ft

(101.73 – 305.18 Sq M)

- › Modern office development within well located business park
- › Convenient access to A1(M), A414, M25, St Albans & Hatfield
- › 12 parking spaces



C1 & C2 The Courtyard

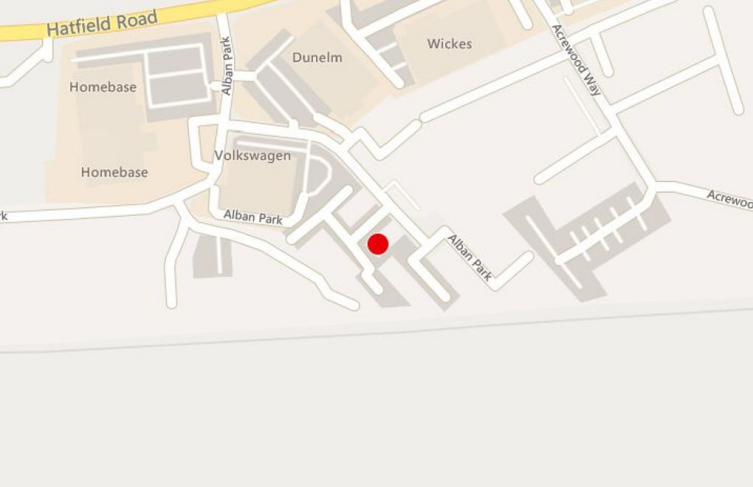
Alban Park, Hatfield Road, St. Albans, AL4 0LA

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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

[///figure.stove.camera](https://www.what3words.com/figure.stove.camera)

 Google Maps

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Description

- Located off Hatfield Road within the commercial area known as Alban Park.
- Two storey end of terraced office building provides great access to the A1(M), M25 & M1.
- There are 3 separate offices which have been divided on the ground & first floor which include their own kitchen facilities.
- Benefit from LED lighting, air conditioning, raised floors, suspended ceiling, glass partitioning, solar panels & heat pump.
- 4 parking spaces are included with each office.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £18,000 – £54,000 per annum. VAT is payable.

Accommodation

Ground Floor	101.73 SQ M	1,095 SQ FT
First Floor – C1	101.73 SQ M	1,095 SQ FT
First Floor – C2	101.73 SQ M	1,095 SQ FT
Total	305.18 SQ M	3,285 SQ FT

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

EPC: C1 – B-48
C2 – C-54

Business Rates: Available upon request

Service Charge: Available upon request

Contact:

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