TO LET

4,162 Sq Ft (386.65 Sq M)

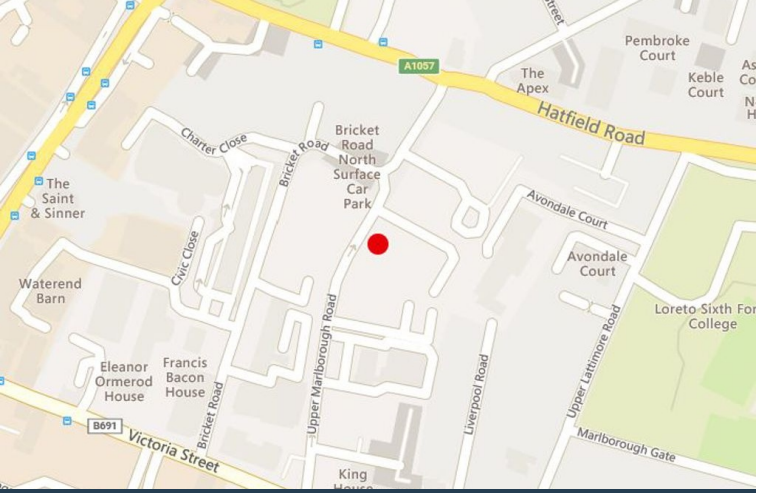
- Recently refurbished Grade A ground floor office.
- Prime city centre office location
- 14 allocated car parking spaces
- Full access raised floors with air conditioning

Blenheim Gate 22-24

Upper Marlborough Road, St. Albans, AL1 3UU

Contact: Matthew Bowen or Hugo Harding
Tel: **01727 575 445**
eddisons.com

BTG Eddisons



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 - 0.25 Miles
- M25 (Junction 21a) - 3.3 Miles
- M1 (Junction 6a) - 3.3 Miles
- A1(M) (Junction 3) - 4 Miles

what3words

///basin.lies.town

Google Maps

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Description

- 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.
- There are 14 allocated car parking spaces

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £137,345 per annum exclusive. VAT is payable on the rent.

Accommodation (Net Internal Area*)

Total	**386.65 SQ M**	**4,162 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 £113,00. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

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