

8 - 10 UPPER MARLBOROUGH ROAD • ST ALBANS • AL1 3UR



880 sq ft (81.75 sq m)

- Prime office address
- Close to shopping facilities and mainline rail station
- 3 on-site car spaces

TO LET Newly refurbished air conditioned offices

www.uppermarlboroughroad.co.uk





LOCATION

St Albans is a cathedral city and busy commercial centre with a population of approximately 144,800. Located 22 miles to the north of central London, the city has excellent road communications, with the M1 being 4 miles to the west, the A1M 3 miles to the east and the M25 3 miles to the south. The main rail station provides a fast regular service to London St Pancras (18 mins) and the Abbey Station provides a local service to Watford Junction and Euston beyond.

The property is conveniently situated for both the city centre and mainline rail station in a prime town centre office location in Upper Marlborough Road, close to the junction with Victoria Street.



DESCRIPTION

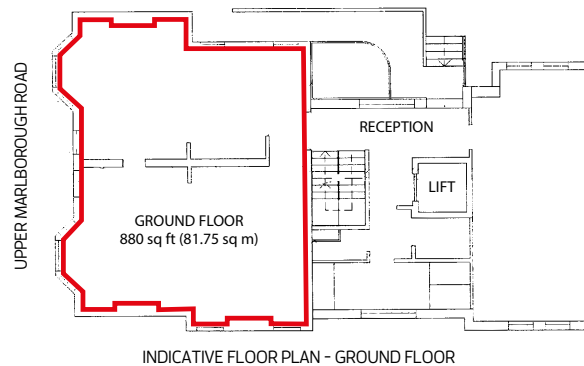
The property comprises a ground floor self contained suite within a detached two storey office building with car parking to the rear.

Open plan accommodation has been created which links into the service core, and the suite also benefits from its own front door.

ACCOMMODATION

The net internal floor areas is as follows:

| | | |
|---------------------|------------------|---------------------|
| Ground floor | 880 sq ft | (81.75 sq m) |
|---------------------|------------------|---------------------|



INDICATIVE FLOOR PLAN - GROUND FLOOR

FEATURES

- New air conditioning
- Gas fired central heating
- New carpets
- Three compartment perimeter trunking
- New LED recessed and wall mounted lighting
- 8 person / 630kg passenger lift
- DDA compliant entrance
- 3 car spaces
- Bike rack (8 spaces)
- Shared kitchen facilities on ground and first floors
- Male, female and disabled wc facilities

EPC

EPC to be provided.

VAT

VAT is payable on all payments that become due under the lease.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

The offices are available to let by way of a new lease for a term to be agreed at a rent of £28,600 pax.

BUSINESS RATES

Rateable Value: £16,000

Rates payable 2018 - March 2019: £7,680

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:

Matthew Bowen

Paul Gallagher



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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleascode.co.uk. This description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.