



- City centre location
- Prestigious character office building
- Entire second floor
- Air conditioning
- New LED lighting
- Under floor and skirting trunking with inset cat V data cabling
- Mix of open plan and offices/boardrooms
- Quality glazed partitioning
- Male and female WCs and kitchen within suite
- 7 Parking spaces

01727 843232

Matthew.Bowen@argroup.co.uk/  
Anthony.Woodcock@argroup.co.uk

## The Limes, Upper Marlborough Road, St Albans, AL1 3UU

Approx. 2,151 sq ft (199.83 sq m)

\* With 7 Parking Spaces

# To Let

[www.argroup.co.uk](http://www.argroup.co.uk)



Second Floor, The Limes, Upper Marlborough Road, St Albans, Herts, AL1 3UU



Description

Comprises the entire second floor in the this prestigious character office building. The offices benefit from air conditioning, new LED lighting, under floor and perimeter trunking with inset cat v cabling, mix of open plan and office/boardrooms and seven parking spaces.

Location

Situated in St Albans city centre within the prime office location.

St Albans mainline train station	0.5	Miles
A1(M) (Junction 3)	6	Miles
M25 (Junction 21a)	4.5	Miles
M1 (Junction 6a)	4.5	Miles

Energy Performance Rating

E—103

Floor Area

The approximate net internal floor area is:

Second Floor	2,151 sq ft	199.83 sq m
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Rent

£62,350 per annum exclusive

Business Rates

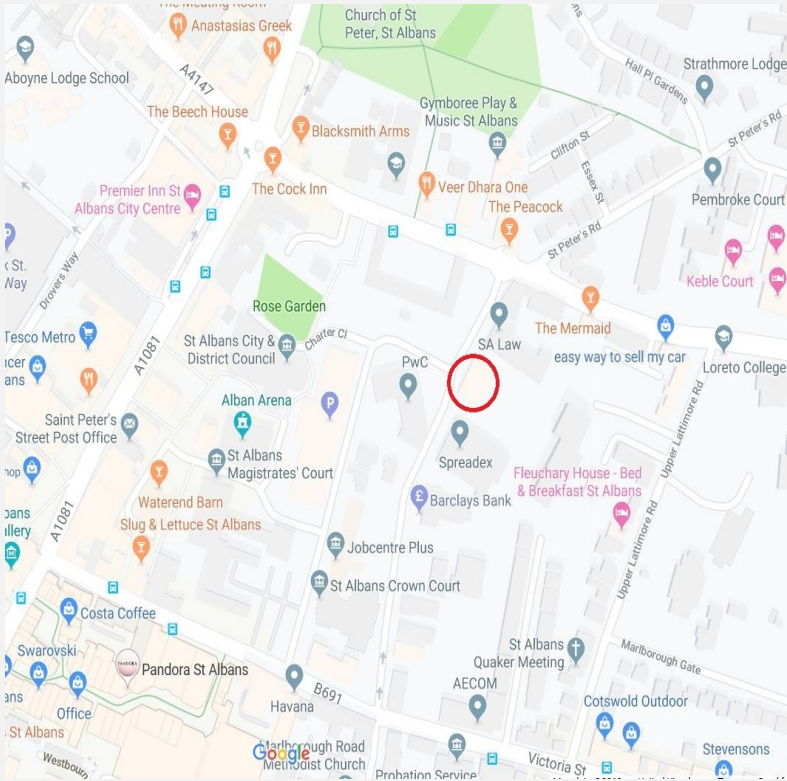
The suite has a rateable value of £24,750 with rates payable of £12,150 per annum.

Service Charge

There is a service charge for the repair/maintenance of the common parts and exterior of the property. Details available upon request.

VAT

The property is elected for VAT and therefore is payable on the rent.



Viewings

Strictly by appointment via the sole agents.

01727 843232  
matthew.bowen@argroup.co.uk  
anthony.woodcock@argroup.co.uk

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