AITCHISON RAFFETY

- First floor office suites
- Various sizes
- Air conditioned
- New LED lighting
- Cat v data cabling
- Shared WC's and kitchen
- Ample parking
- Within 3 miles of the A1(M) Junction 3

01727 843232

matthew.bowen@argroup.co.uk

18 Alban Park, Hatfield Road, St Albans, Herts, AL4 0JJ

Approx. 286—451 sq ft (26.53—41.90 sq m)

To Let

18 Alban Park, Hatfield Road, St Albans, Herts, AL4 0JJ

Description

Three office suites available on the first floor of this two storey modern business unit. The offices benefit from air conditioning, cat v data cabling, shared WCs and kitchen, door entry and security alarm. There is allocated parking to the front of the property and within the Estate.

Location

Situated within Alban Park which comprises a mixture of office and light industrial properties off the Hatfield Road between St Albans and Hatfield. There are excellent links to the motorway network.

A414	2 Miles
A1(M) (Junction 3)	3 Miles
M1 (Junction 8)	9 Miles
M25 (Junction 21)	4.2 Miles
St Albans	2.5 Miles
Hatfield	3.6 Miles

Business Rates

From enquiries we understand that all of the suites would qualify for small business rates relief and therefore no business rates may be payable. Details available upon request

Floor Area

Approximate net internal floor areas:

Suite 1	286 sq ft	26.53 sq m
Suite 2	384 sq ft	35.70 sq m
Suite 3	451 sq ft	41.90 sq m

Terms / Rent

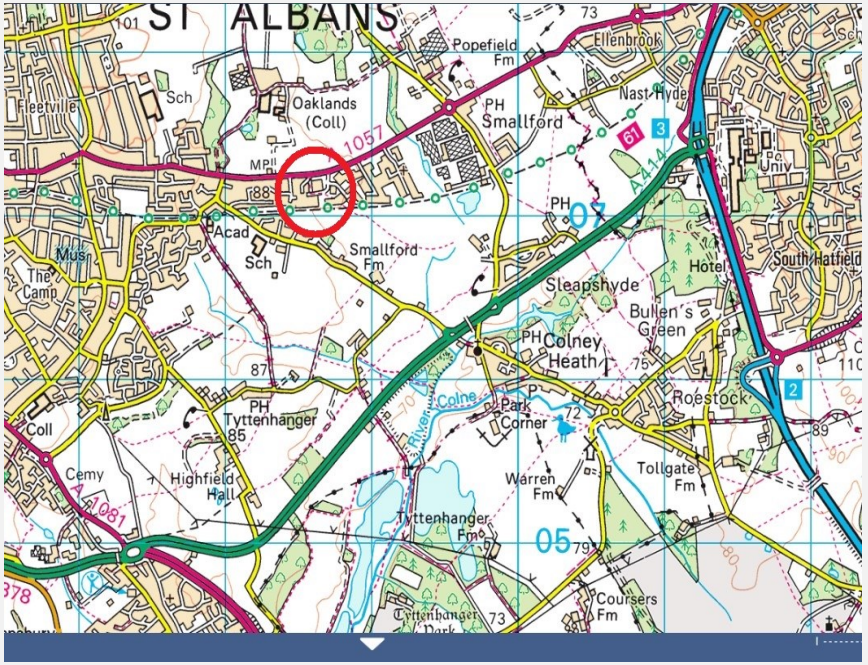
The suites are available by way of flexible term leases for a minimum period of 12 months. Rent is quoted at £20 psf.

Service Charge

There is a service charge for the contribution towards utility costs and common part repair and maintenance. This is charged at £5 psf.

Energy Performance Rating

Band C—67



Viewings

Strictly by appointment via the sole agents.

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IMPORTANCE NOTICE

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