

**TO LET
OFFICE**

**GRAHAM
SIBBALD**



**Ground & First Floors Blenheim
Gate 22-24 Upper Marlborough
Road, St. Albans, Herts, AL1 3UU**

- Prime city centre location
- Recently refurbished Grade A offices
- 29 allocated parking spaces
- 8 person passenger lift

LOCATION

Within the prime office location in St Albans City centre. St Albans mainline railway station is within a 5 minute walk and provides a fast service to London St Pancras in 19 minutes.

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



DESCRIPTION

Newly refurbished office suites are available across the ground and first floors of this Grade A city centre building, offering high-quality workspace in a prime and highly accessible location.

The accommodation has been extensively upgraded to provide a modern and professional working environment, finished to an excellent specification throughout. Features include fully raised access floors, suspended ceilings with integrated recessed air conditioning, and energy-efficient LED lighting that creates a bright workspace. There is also entry phone to each suite and there are WCs on each floor.

The building is fully DDA compliant, and is served by an 8-person passenger lift providing convenient access to all levels.

In addition, the property benefits from 28 allocated on-site parking spaces.

ACCOMMODATION

Ground Floor	4,162 Sq Ft	386.65 Sq M
First Floor	4,528 Sq Ft	420.65 Sq M
Total	8,690 Sq Ft	807.3 Sq M



VAT

All prices quoted will be subject to VAT

ENERGY PERFORMANCE CERTIFICATE

Band B-38

QUOTING RENT

£29.50 Per Sq Ft

TENURE

Available by way of a new full repairing and insuring lease.

SERVICE CHARGE

There is a contribution towards the external and common parts repair and maintenance together. Further information available upon request.

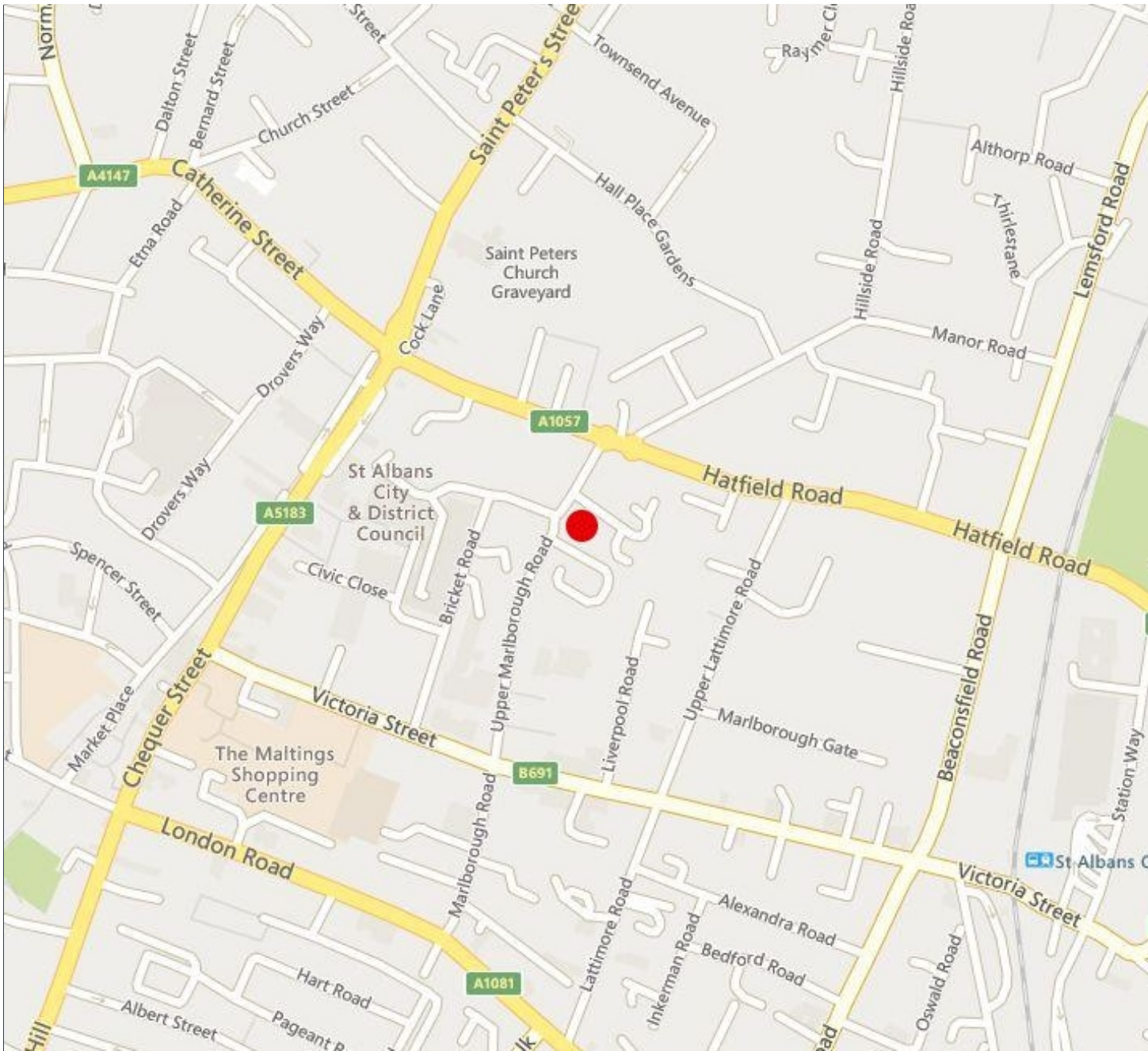
LEGAL COSTS

Each party is to be responsible for their own legal costs.

RATEABLE VALUE

From enquiries we understand that from April 2023 the ground floor offices will have a rateable value of £113,000 with rates payable in the order of £57,856 per annum.

The first floor has a rateable value of £126,000 with rates payable in the order of £64,512 per annum.



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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