

**TO LET
OFFICE**

**GRAHAM
SIBBALD**



**4 Beaconsfield Road, St. Albans,
Hertfordshire, AL1 3RD**

- Prime office location (100m from the mainline station)
- Grade A office space
- Fully fitted to high standard
- Full access raised floors

LOCATION

Situated within central St Albans and being within 100 metres of St Albans mainline railway station which provides a fast and frequent service to London St Pancras in 19 minutes. This is within the prime office location for St Albans and within only 0.25 miles of the City Centre.

St Albans mainline train station 0.1 Miles
M25 (Junction 21a) 3.3 Miles



DESCRIPTION

This modern Grade A office building offers a ground floor office suite arranged in an open-plan layout, incorporating partitioned meeting rooms and a spacious breakout/kitchen area.

The office is fully fitted to a high specification, making it suitable for a wide range of occupiers. Specification includes raised access floors, suspended ceilings with recessed CAT II lighting, and air-conditioning throughout.

The property also benefits from 13 dedicated parking spaces located within the rear car park.

ACCOMMODATION

Ground Floor	3,822 Sq Ft	355.06 Sq M
Total	3,822 Sq Ft	355.06 Sq M

RATEABLE VALUE

From verbal enquiries, we understand the current rateable value is £108,000 with rates payable in the order of £59,940 per annum.



VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

C

QUOTING RENT

£139,950 Per Annum

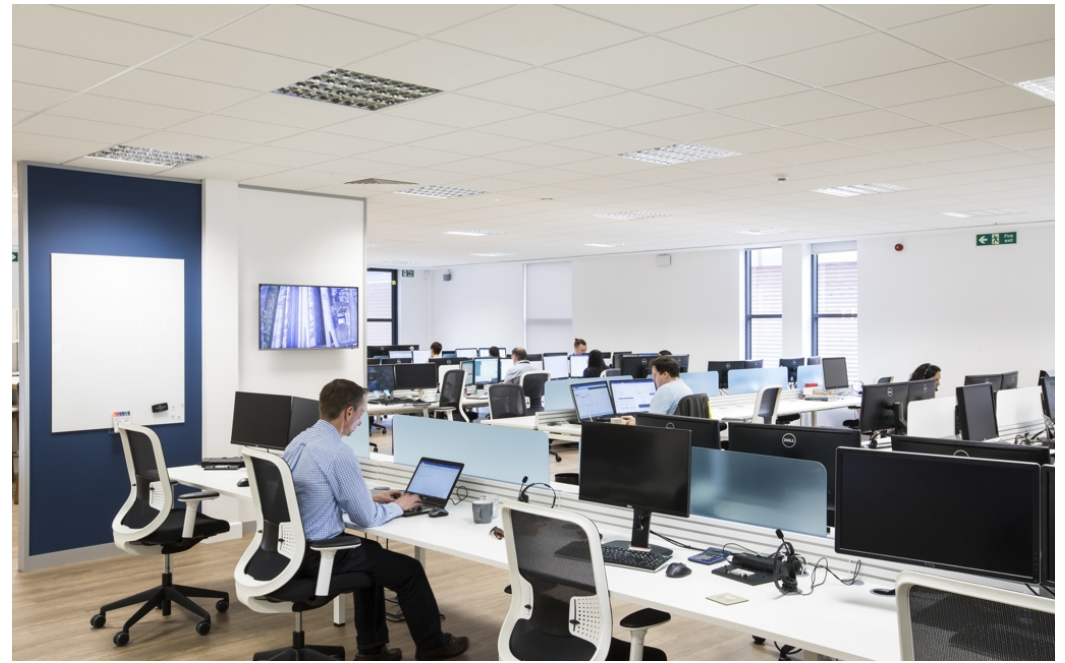
SERVICE CHARGE

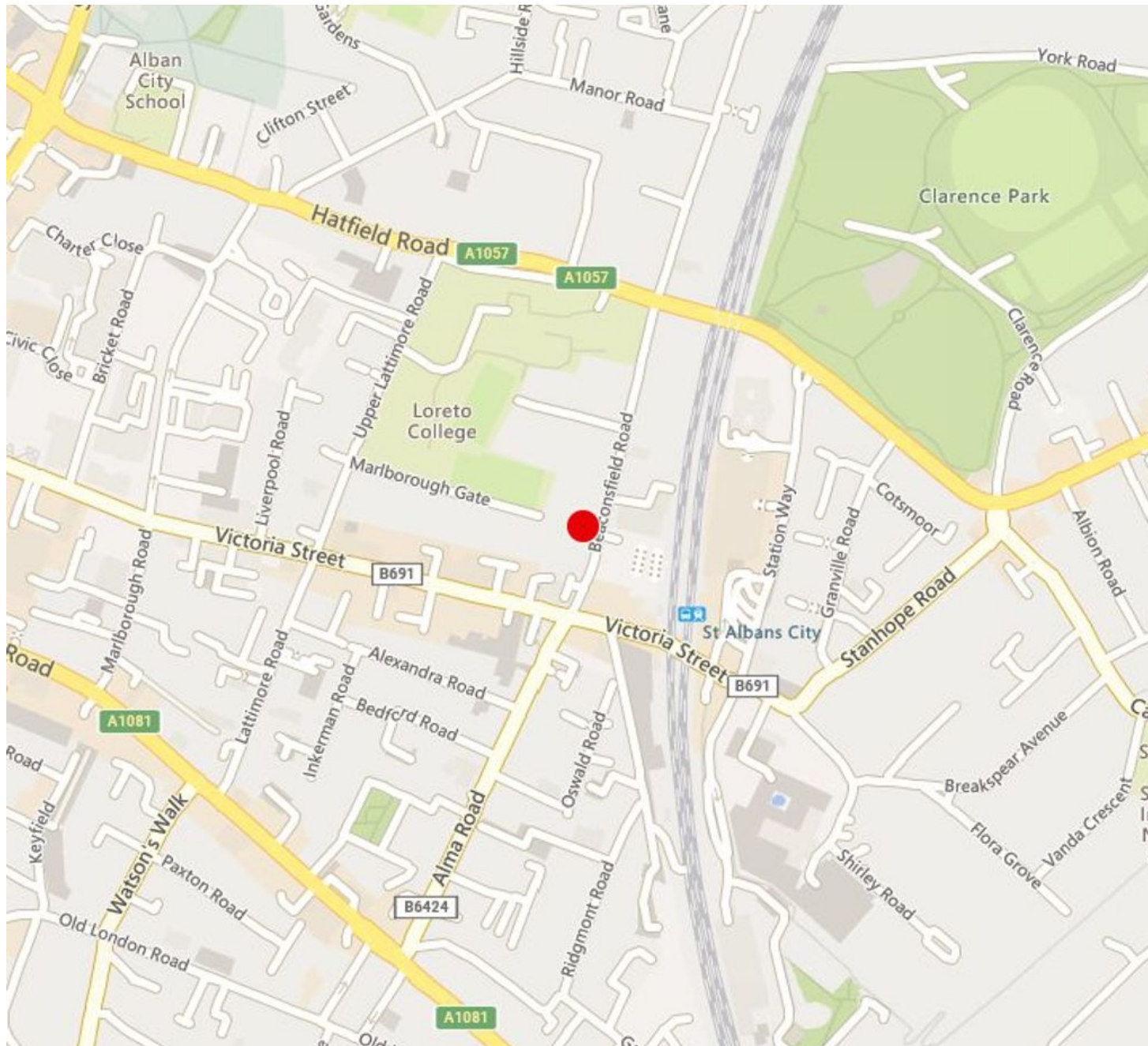
There is a contribution towards the external and communal parts repair and maintenance together.

Details available upon request.

LEGAL COSTS

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





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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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.