



## MODERN HIGH QUALITY OFFICE SUITES 1,095 - 3,285 SQ FT

**Rent: £19,950 - £59,850 p.a.**

C1 & C2  
Alban Park  
Hatfield Road  
St. Albans  
Hertfordshire  
AL4 0LA

- Competitive and flexible lease packages available.
- Well presented with high level internal fit-out
- New ceiling-mounted air conditioning and heat pump system
- Highly accessible small business park location
- Allocated parking plus visitor spaces

# C1 & C2, ALBAN PARK, HATFIELD ROAD, ST. ALBANS, HERTFORDSHIRE, AL4 0LA

## LOCATION

The cathedral town of St Albans is an extremely popular commercial location. Communications are superb being within close proximity to junctions of M1, M25 and A1(M).

St Albans has a very attractive town centre with an excellent rail service to London St Pancras (approx. 21 minutes) and via Thameslink to Gatwick and the south coast.

The buildings are located off the Hatfield Road on the east side of St Albans the property forms part of a modern campus style development known as Alban Park.

The estate is approached turning left by the VW dealership after entering the park.

In addition, it is conveniently located for access to Hatfield Business Park and station.

## ACCOMMODATION

Three high-quality office suites arranged across two buildings, each providing bright, open-plan accommodation.

Features include:

- \* High-quality campus-style development
- \* Attractive modern design
- \* Impressive entrance and stairwell areas
- \* Full access raised floors
- \* Newly installed ceiling-mounted air-conditioning and heat-pump system
- \* Suspended ceilings with recessed LED lighting
- \* Tea point facilities
- \* A range of attractive glass partitioning

Each floor benefits from 4 allocated car parking spaces, together with the right to use 2 visitor spaces on a first-come, first-served basis.

FLOOR AREAS (approx. NIA)	Sq Ft
First Floor (C1)	1,095
Ground Floor (C2)	1,095
First Floor (C2)	1,095
<b>TOTAL</b>	<b>3,285</b>
Car Parking Spaces	12

## TERMS

Each suite is available to let on a new flexible lease, for a term to be agreed, either on a floor-by-floor basis or as a whole. Rent:

First Floor C1: £19,950 per annum. Ground Floor C2: £19,950 per annum. First Floor C2: £19,950 per annum.

Incentivised packages, including a rent-free period, may be available from the landlord, subject to covenant strength and lease terms agreed.

## BUSINESS RATES

Please see the Valuation Office Agency Website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment: FF C1 £20,250. GF&FF C2 £38,000.

Rates payable 43.2 % for the full y/e 31/03/2027.

## EPC

C1 - B(48). C2 - C(54)



For further information please contact Davies & Co on 01707 274237

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**Notes:** Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition). The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

**Davies**  
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