

**TO LET
OFFICE**

**GRAHAM
SIBBALD**



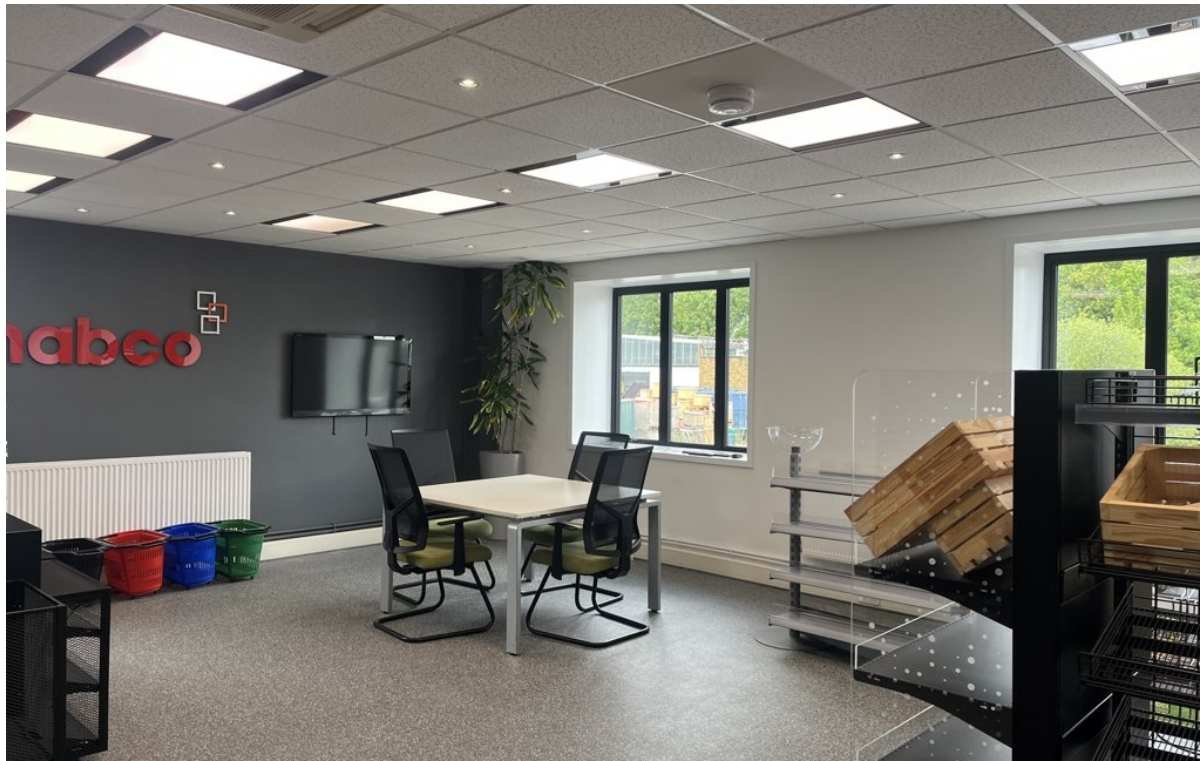
**5a Brick Knoll Park, Ashley Road,
St. Albans, Hertfordshire, AL1 5UG**

- Well-presented second-floor office accommodation within an established commercial building
- Ten allocated car parking spaces providing excellent parking provision

LOCATION

The property is situated within Brick Knoll Park, a well-established commercial estate on the south-eastern outskirts of St Albans, located just off Ashley Road. The unit is positioned at the end of a no-through road within the estate, offering a slightly more private and less trafficked setting compared to more central units.

The estate is home to a range of established occupiers, including Selco, Howdens, and Royal Mail, highlighting its strong commercial and trade-focused environment.



DESCRIPTION

The available second-floor office accommodation is situated within a prominent semi-detached warehouse and office building and provides well-presented space finished to a good standard.

The suite benefits from comfort cooling, gas-fired central heating and wall-mounted air conditioning units. Currently arranged as two office suites, the space can be reconfigured to suit occupier requirements.

The property also benefits from a shared reception area, refurbished WC facilities, and ten allocated car parking spaces, offering excellent parking provision for an office of this size.

ACCOMMODATION

Total	1,433.64 Sq Ft	133.19 Sq M
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RATEABLE VALUE

Estimate available on request

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

Awaited

QUOTING RENT

£22,950 Per Annum

TENURE

Available on a new lease with flexible terms

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

To arrange a viewing please contact:



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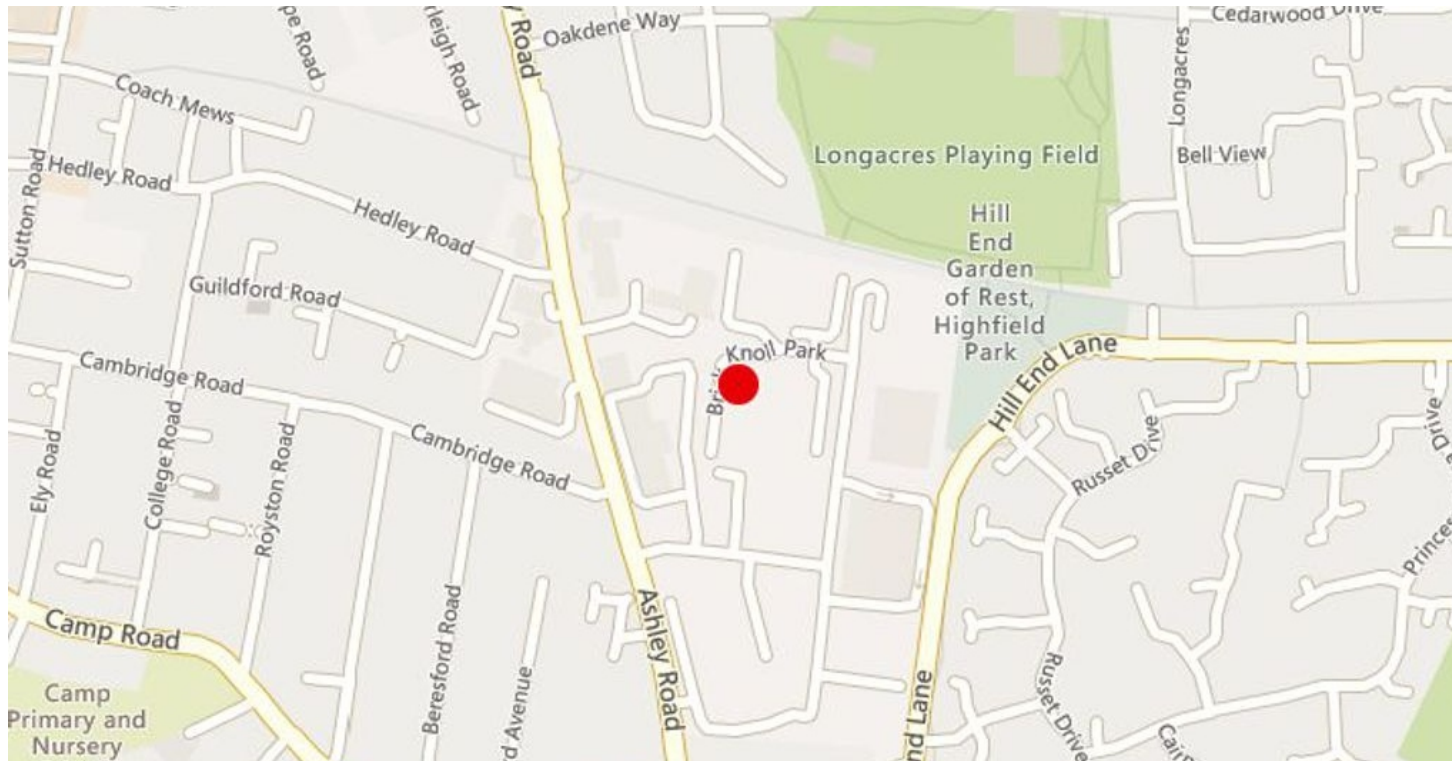


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