



Redfern House

ASHLEY ROAD • ST ALBANS • AL1 5DE

Comprehensively Refurbished
& Highly Prominent, Air-Conditioned Offices

NO SERVICE CHARGE PAYABLE

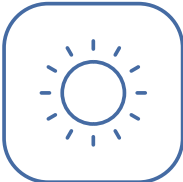
TO LET

1,555 – 6,185 sq ft

Equipped for Excellence



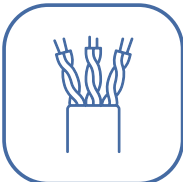
Newly Installed Air-Conditioning System



Excellent Natural Light



30 Parking Spaces



Cat 6 Network Cabling Installed



Kitchens to each Suite



Ladies & Gents WC's to each Suite



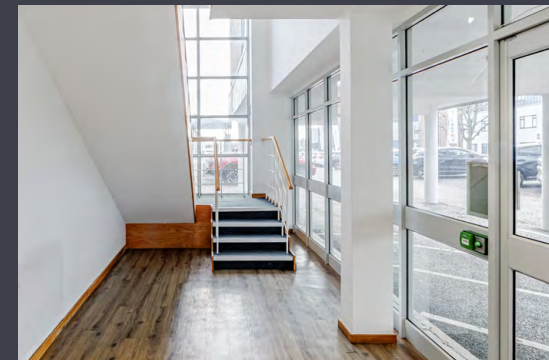


Modern Comfort, Exceptional Convenience

The property comprises a purpose built office of concrete frame construction with facing brick infill that is arranged over first and second floors.

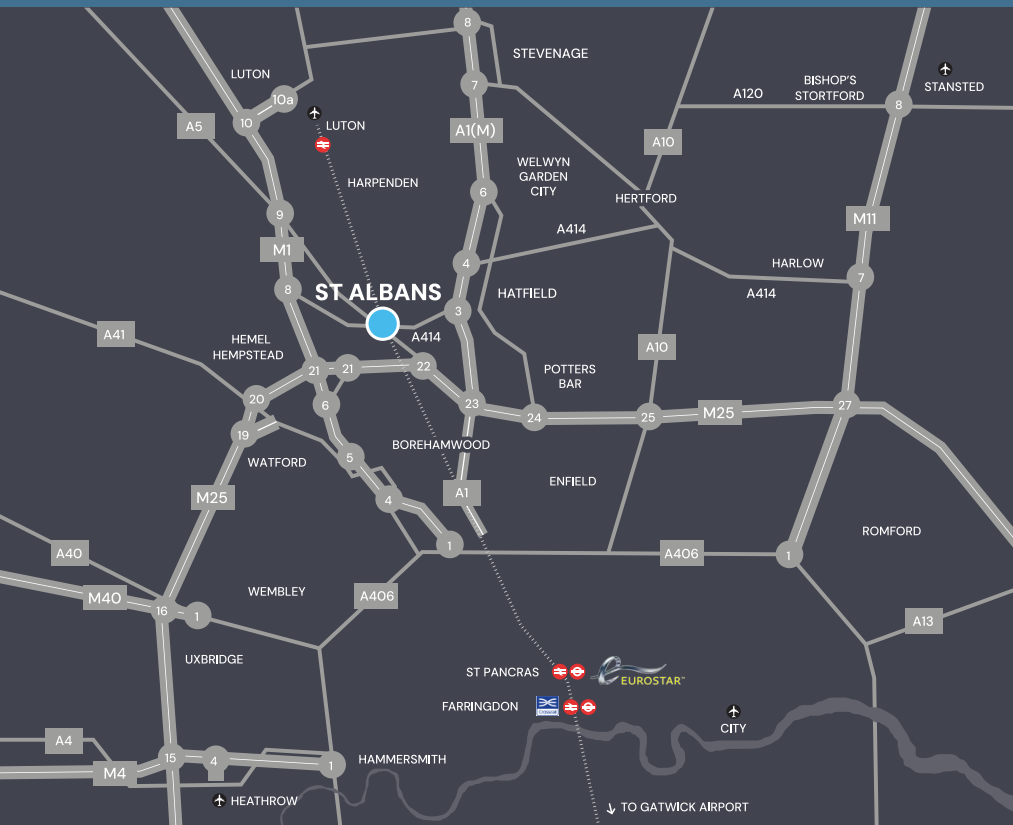
The accommodation has been comprehensively refurbished, having had new suspended ceilings installed with energy efficient LED lighting incorporating daylight sensing, together with a new air-conditioning system.

Each suite has its own ladies and gents WC's along with a galley kitchen with newly installed units. Externally there is a private car park providing 30 marked parking spaces.



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DESTINATION	MILES	TIME
St Albans City Station	1.2 miles	4 mins
St Albans Abbey Station	2.8 miles	9 mins
M25 Junction 22	3.2 miles	11 mins
M1 Junction 8	7.8 miles	13 mins
A1(M) Junction 3	3.4 miles	8 mins
Central London	24.2 miles	1hr 14mins
Luton Airport	16.7 miles	24 mins
Heathrow Airport	30.8 miles	40 mins



Redfern House occupies a prominent elevated position directly fronting Ashley Road approximately 1 mile to the east of St Albans city centre and station from where there are swift services to London St Pancras, with a quickest journey time of under 20 minutes. Road connections are excellent with the M25 (J22) being within approximately 3 miles.

The Alban Way shared foot and cycle path passes directly adjacent to the property and offers a popular car free route between St Albans Abbey station in the west and Hatfield/Welwyn Garden City to the east, with many places to join and leave. There is a Morrisons superstore within a short walk, along with various local shops in the Fleetville suburb of the town.

Google Maps: [Click here](#)

what3words: [///hello.tables.sits](https://www.what3words.com/hello.tables.sits)



Prime Office Space Available Now

Second Floor Suite 1	1,671 sq ft
First Floor Suite 2	1,554 sq ft
First Floor Suite 3	2,960 sq ft
Total	6,185 sq ft

Floor areas are approximate and have been calculated on a net internal basis.





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