



## MODERN SELF-CONTAINED CAMPUS OFFICE BUILDING 1,095 - 2,190 SQ FT

**Rent: £22,500 - £45,000 p.a.**

C2 The Courtyard  
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
- 8 parking spaces plus visitor parking

# C2 THE COURTYARD , ALBAN PARK HATFIELD ROAD, ST. ALBANS, HERTFORDSHIRE, AL4 0LA

## LOCATION

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.

## ST ALBANS

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.

## ACCOMMODATION

A high quality self contained business building arranged over two floors providing bright, open-plan space.

Features include:

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

The entire building benefits from 8 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
Ground Floor	1,095
First Floor	1,095
<b>TOTAL</b>	<b>2,190</b>
Car Parking Spaces	8

## TERMS

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:

Ground Floor: £22,500 per annum. First Floor: £22,500 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 £38,000 (Whole building)

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

## EPC

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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