

# TO LET

4,162 Sq Ft (386.65 Sq M)

- › Recently refurbished Grade A ground floor office.
- › Prime city centre office location
- › 14 allocated car parking spaces
- › Full access raised floors with air conditioning



## Blenheim Gate 22-24

Upper Marlborough Road, St. Albans, AL1 3UU

Contact: Matthew Bowen or Hugo Harding  
Tel: 01727 575 445  
[eddisons.com](http://eddisons.com)





## Location

- Situated in St Albans City centre prime office district, the property is within a short walk (5 minutes) to the mainline railway station which provides a direct service to London St Pancras in 19 minutes approx
- St Albans mainline train station – 0.25 Miles
- M25 (Junction 21a) – 3.3 Miles
- M1 (Junction 6a) – 3.3 Miles
- A1(M) (Junction 3) – 4 Miles

/// what3words

///basin.lies.town

 Google Maps

[Click here](#)

## Description

- The accommodation has been comprehensively refurbished and benefits from full access raised flooring, suspended ceilings with recessed LED lighting and air conditioning
- The building is DDA compliant with an 8-person passenger lift.
- There are 14 allocated car parking spaces

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £137,345 per annum exclusive. VAT is payable on the rent.

## Accommodation (Net Internal Area\*)

|              |                    |                    |
|--------------|--------------------|--------------------|
| <b>Total</b> | <b>386.65 SQ M</b> | <b>4,162 SQ FT</b> |
|--------------|--------------------|--------------------|

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** B-38

**Business Rates:** The rateable value is £113,00. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## Contact:

**MATTHEW BOWEN**

[07442 820 386 matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)

**HUGO HARDING**

[07425 243 317 hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)