

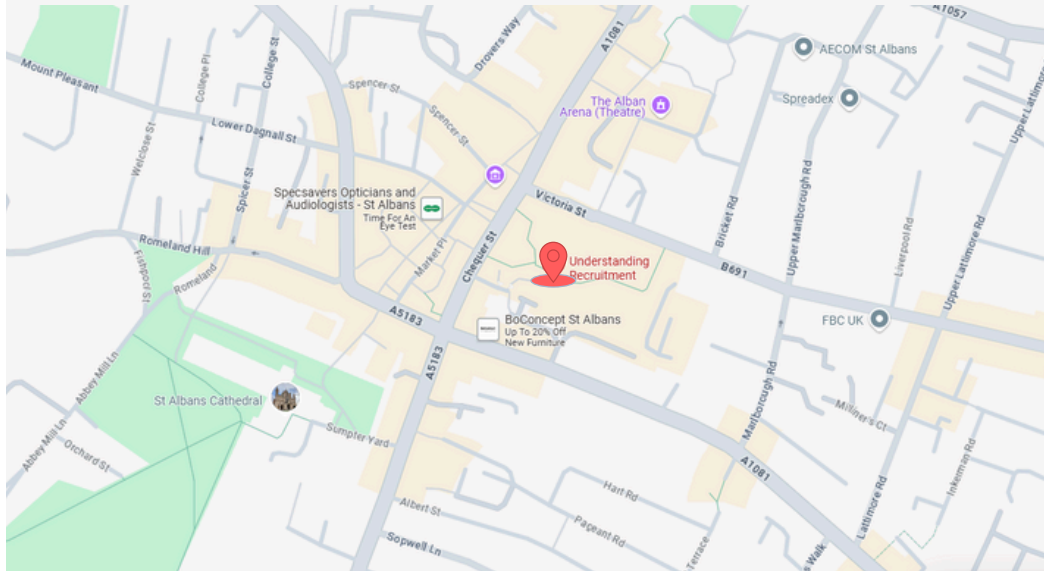
Abbey View |
38 - 40 The Maltings |
St Albans | AL1 3HL

First Floor Offices |
To Let | 2,189 - 3,469 Sq.ft



Key features

- Available fully furnished
- Excellent natural light
- Air conditioned
- LED lighting
- Suspended ceilings
- Parking ratio 1:349 Sq.ft



For viewings contact

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Description

The accommodation comprises principally open plan first floor offices that can be taken as a whole floor or part thereof.

The offices have excellent natural light with windows to three elevations and attractive views as well as a small patio courtyard.

The offices also benefit from air conditioning, suspended ceilings, LED lighting, perimeter trunking with inset data cables and server room.

Accommodation

First floor | 3469 Sq.ft | 322.27 Sq.m

This floor area is approximate and has been calculated on a net internal basis.

Rates

To be reassessed.

For rates payable please refer to the Local Rating Authority, St Albans District Council – 01727 866100.

Location

Situated with access from The Maltings shopping centre or London Road, in the heart of St Albans city centre. The retail and leisure facilities of the City are on the doorstep and St Albans mainline train station is within a 10 minute walk.

Road links include the M24 (J21a) 3.3 miles away, M1 (J6a) 3.3 miles away and the A1(M) (J3) is 4 miles distant.

Terms

The suite/s are offered on a new lease for a term by negotiation.

Rent

£32 per Sq.ft.

Service charge

Available upon request.

EPC

The property has an EPC rating of B38. Details available upon request.

Legal costs

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

VAT

The property is eligible for VAT.

July 2025

Google Maps

///vague.draw.seat

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-
• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessees
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