



TYTTENHANGER HOUSE

- ST ALBANS · AL4 0PG -



CHARACTER OFFICE SUITES TO LET

Summary

- Historic office building of huge character
- Extensive grounds and parking
- Architect led refurbishment of various office suites
- M25 (J22) approx 1 mile
- High efficiency LED lighting
- Fully managed fibre connectivity with speeds of up to 1Gbps available
- Use of meeting room and kitchen/ break out area
- Manned reception





Tyttenhanger House is a 17th Century Grade I listed mansion set within private grounds in excess of 40 acres. The house and outer buildings, comprising c.28,500 sq ft, are currently used as offices and are occupied by a number of businesses.

LOCATION



Tyttenhanger Park is located within south Hertfordshire just to the North of the M25 between the villages of Colney Heath and London Colney with the city of St Albans being some 5 miles to the north. The location therefore is not only well situated for access to St Albans, Harpenden, Hatfield and Welwyn Garden City but also North London.



TRAVEL

ROAD

The location has excellent transport connectivity with the M25 (Junction 22) being ¼ mile to the south and Junction 6 of the M1 within 4 miles. The location is also within 1 mile of the A414 which provides access to the A1(M) which itself is within 3 miles.

RAIL

St Albans mainline railway station is within 5 miles providing a fast and frequent service to London Kings Cross (20 mins) and north to Luton (15 mins).

AIR

Luton airport (18 miles) and Stansted (34 miles) are also readily accessible from the motorway network.



DESCRIPTION

The accommodation comprises office suites on the ground and second floors of this historic Grade I listed building dating from 1655.

They have the benefit of the use of shared meeting room facilities along with extensive parking, with the building sitting within private grounds extending to in excess of 40 acres, also available for the use of tenants.

The office suites have recently been subject to an architect led refurbishment using heritage colour palettes and retaining their period features. The rooms all benefit from excellent natural light with panoramic views over the surrounding grounds.

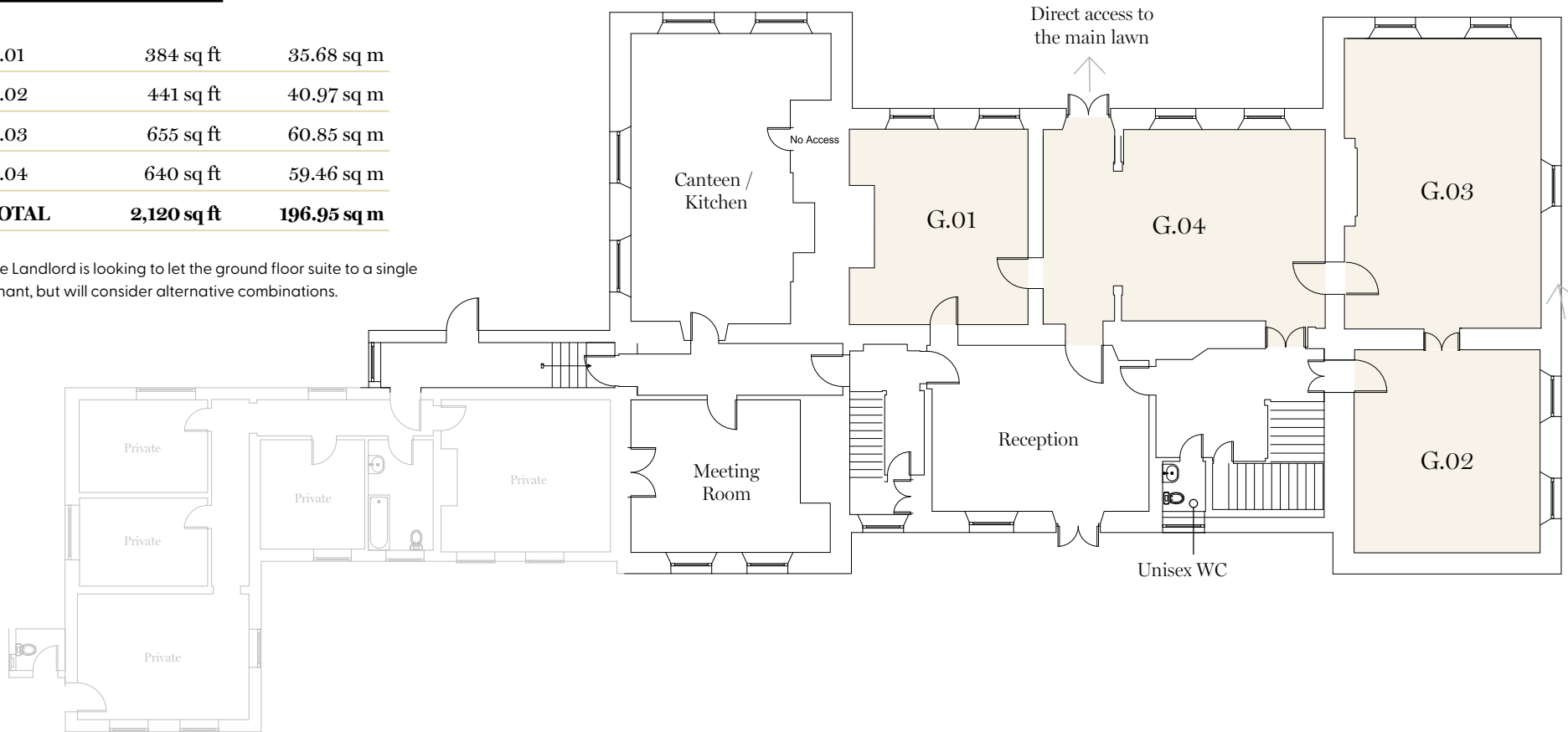


Availability

GROUND FLOOR

G.01	384 sq ft	35.68 sq m
G.02	441 sq ft	40.97 sq m
G.03	655 sq ft	60.85 sq m
G.04	640 sq ft	59.46 sq m
TOTAL	2,120 sq ft	196.95 sq m

The Landlord is looking to let the ground floor suite to a single tenant, but will consider alternative combinations.

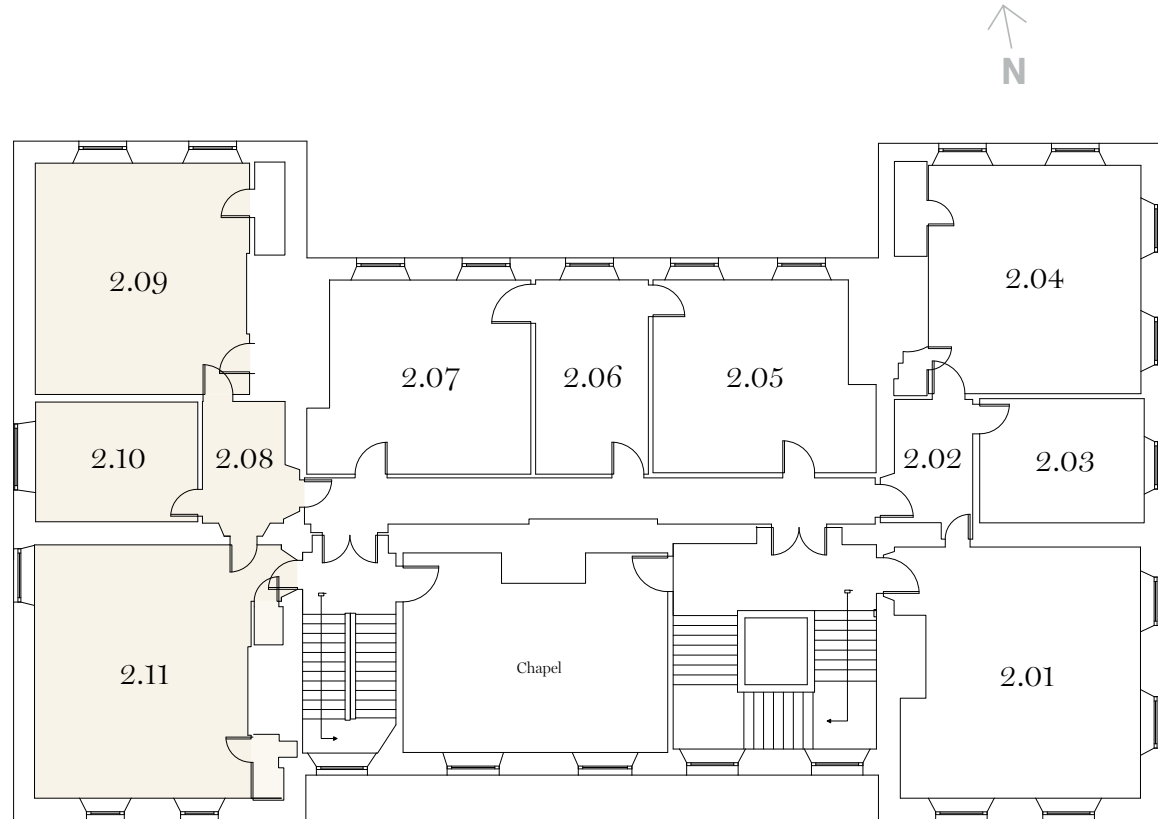


Availability

SECOND FLOOR

2.08	80 sq ft	7.47 sq m
2.09	396 sq ft	36.78 sq m
2.10	156 sq ft	14.16 sq m
2.11	450 sq ft	41.81 sq m
TOTAL	1,082 sq ft	100.52 sq m

The Landlord is looking to let the second floor suite to a single tenant, but will consider alternative combinations.





TYTTENHANGER HOUSE

- ST ALBANS -







TYTTENHANGER HOUSE

- ST ALBANS -

TERMS

The suites are offered to let on new leases direct from the freeholder. Rent on application.

EPC

E – Rating 120.

ENQUIRIES AND VIEWINGS

Strictly by prior appointment with the joint sole agents:

GEORGIA STRAZZA

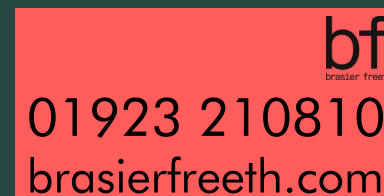
01727 739373

georgia.strazza@argroup.co.uk

HUGO HARDING

01727 843232

hugo.harding@argroup.co.uk



GRAHAM RICKETTS

07841 235185

graham.ricketts@brasierfreeth.com

FELIX SHARMAN

07712 431588

felix.sharman@brasierfreeth.com

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 05/23