



**BizSpace London Colney Office/ workshop space**

Sizes ranging from approximately 90 sq ft to 1,000 sq ft

**OFFICE SUITES**

**TO LET**

**FLEXIBLE TERMS**

# LOCATION

- »»» BizSpace, Hertfordshire Business Centre is situated on Alexander Road within London Colney, approximately 3.6 miles from St Albans City Centre.
- »»» The offices are situated within 3.3 miles of St Albans City Mainline train station, providing direct access into Central London in approximately 20 minutes.
- »»» Junction 22 of the M25 is within close proximity being only 1.2 miles distant and provides easy access to the A1(M) and M1 Motorway.



# SPECIFICATION

- 🌀 24 hour access
- 🌀 Cat 5/ 5E/6 cabling
- 🌀 Furnished offices
- 🌀 CCTV
- 🌀 Period offices
- 🌀 Security patrolled
- 🌀 Restrooms
- 🌀 Serviced offices
- 🌀 Disabled facilities
- 🌀 Car parking

## MISREPRESENTATION ACT

The agents for themselves and for the Vendors or Lessors of the property whose agents they are given notice that: (1) The particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute whole or part of, an offer or contract (2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending 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 correctness of each of them. (3) No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Services: We have not been able to test any of the services and installations and recommend that prospective purchasers or lessees arrange for a qualified person to check them before entering into any commitment. VAT: All rents, prices and charges quoted in these particulars may be subject to VAT. Liability: The agents will not be liable in negligence or otherwise for any loss arising from the use of these particulars.

# DESCRIPTION

- »»» The offices are within a converted former school building with retained original features including the parquet flooring and courtyard in the centre of the building.
- »»» The offices can be let on a furnished/ unfurnished basis.
- »»» Prices start from as little as £265 per month plus VAT, with a range of 1 to 2 person offices up to larger open plan office suites that can accommodate up to 15 people.
- »»» There is serviced office space in a separate building, which has been refurbished to a high standard. This area benefits from its own security system, garden, communal kitchen/ breakout area and meeting room. These offices are ideal for smaller businesses and start-up companies.
- »»» The start up offices are all-inclusive with furniture, superfast broadband, telecoms and utilities.
- »»» There is the addition of workshop and studio space with large doors and individual utility meters, with good access for vehicles both the enter the site and for loading and unloading.
- »»» There are 4x garages on site which can be used as storage units.
- »»» The property also has the benefit of a large car park free to use by tenants of the building.

# FURTHER INFORMATION

For further information please contact:

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