

TO LET



Suite 8, Clockhouse Court
5-7 London Road
St. Albans
AL1 1LA

2nd Floor Office Suite
1,136 SqFt (105.57 SqM)

- Prime St Albans City Centre Location
- Comprehensively Refurbished Common Parts
- 8 Person Passenger Lift
- Recessed Lighting & Air Conditioning
- 2 Car Parking Spaces

Location

Situated on London Road close to its junction with Chequer Street, within one of the prime office locations in St Albans City centre. The retail and leisure facilities of the City centre are on the doorstep.

St Albans mainline railway station is within a 10 minute walk and provides a fast service to London St Pancras in 19 minutes.

M25 (Junction 21a) 3.3 Miles
M1 (Junction 6a) 3.3 Miles
A1(M) (Junction 3) 4.0 Miles

Description

A modern second floor office suite with excellent natural light being dual aspect. The suite provides open plan office accommodation with a partitioned board room/office that could be removed depending on occupier requirements. The suite benefits from suspended ceilings with inset lighting and air conditioning, Cat 5 data cabling, central heating, an open plan kitchen and video door entry.

The common parts of the building have been comprehensively refurbished and provide some of the most attractive accommodation in Hertfordshire.

There are 2 car spaces available.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £51,136 per annum exclusive.

VAT

The property is elected for VAT and is payable on the rent.

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Floor Area (NIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Suite 8	105.57	1,136

Areas quoted are approximate and should not be held as 100% accurate.

EPC

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Business Rates

We are advised the Rateable Value is £31,500 with rates payable in the order of **£15,750 per annum**.

Interested parties are advised to contact the relevant Local Authority.

Service Charge

There is a contribution towards the external and communal parts repair and maintenance, together with buildings insurance. We understand this is **currently £7.50 psf annually**.

Viewings

For further details please contact the sole agents

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