

# TO LET

454 Sq Ft (42.18 Sq M)

- Air conditioning
- LG7 lighting
- Raised floors with cat V cabling
- Onsite and street parking
- Close to St Albans City Station



## Suite 2c

Salar House, 61 Campfield Road, St. Albans, AL1 5HT

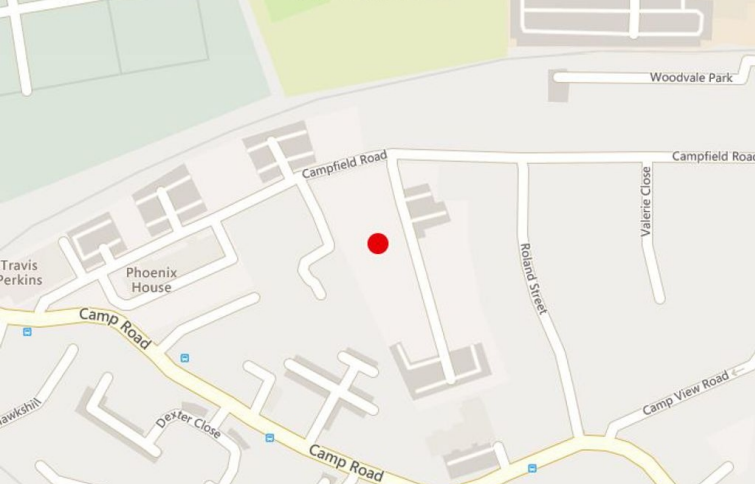
**>D KirkbyDiamond**

Contact: Matthew Bowen or Hugo Harding

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## LOCATION

- Salar House is located on Campfield Road close to its junction with Camp Road
- Walking distance (under ½ mile) of St Albans mainline train station
- 1 mile of St Albans City centre
- On street parking to Campfield Road and the surrounding side streets

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Google Maps

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## DESCRIPTION

- Open plan office suite
- Benefit of suspended ceilings with recessed LG7 lighting and air conditioning
- Under floor trunking with data and electrical outlets, shared WC & kitchen facilities
- Good natural light comprising the entire rear elevation
- There are four allocated parking spaces within the undercroft car park for the two suites combined

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £25 psf. VAT is payable



## ACCOMMODATION (Net Internal Area\*)

| Suite 2c | 42.18 SQ M | 454 SQ FT |
|----------|------------|-----------|
|----------|------------|-----------|

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

EPC: C-72

**Business Rates:** Available upon request

**Service Charge:** There is a contribution towards common part and external repair and maintenance. This is currently £4.50 psf.

## CONTACT:



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