

TO LET

1,136 Sq Ft (105.53 Sq M)

- Fully Fitted & Ready to move in
- Inclusive of all outgoings
- Excellent natural daylight
- Car parking
- Shared reception



Suite 3

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

KirkbyDiamond

Contact: Hugo Harding or Matthew Bowen

Tel: 01727 575 445

kirkbydiamond.co.uk



LOCATION

- The building is located on the north side of London Road just south of the junction of Chequer Street and Holywell Hill
- There are many restaurants shops and bars nearby to accommodate staff
- Transport links are very good with both St Albans City and St Albans Abbey train stations are well within walking distance

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 Google Maps

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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 LED lighting and air conditioning, new carpeting, 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 undercroft car parking spaces available

TERMS

New leases for a term by arrangement.

ACCOMMODATION (Net Internal Area*)

Second Floor Suite 3 105.53 SQ M 1,136 SQ FT

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

EPC: TBC

Business Rates: Available upon request

Estate Charge: Available upon request

CONTACT:

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