

TO LET

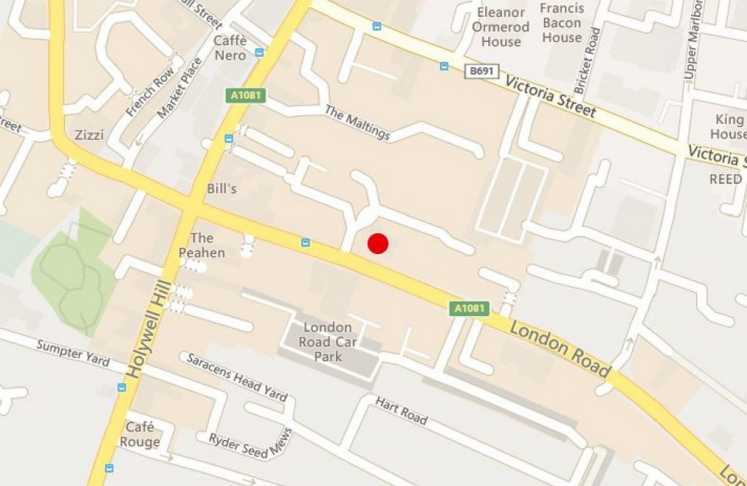
1,136 Sq Ft (105.53 Sq M)

- 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



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

 what3words
///plank.single.degree

 Google Maps
Click here



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:

 **HUGO HARDING**
07425 243 317 hugo.harding@kirkbydiamond.co.uk

 **MATTHEW BOWEN**
07442 820 386 matthew.bowen@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties 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. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP