

TO LET

906 Sq Ft (84.17 Sq M)

- Prime city centre location
- Within walking distance to St Albans mainline station
- Excellent natural light
- Fully fitted kitchenette
- 2 parking spaces



Eclipse Court

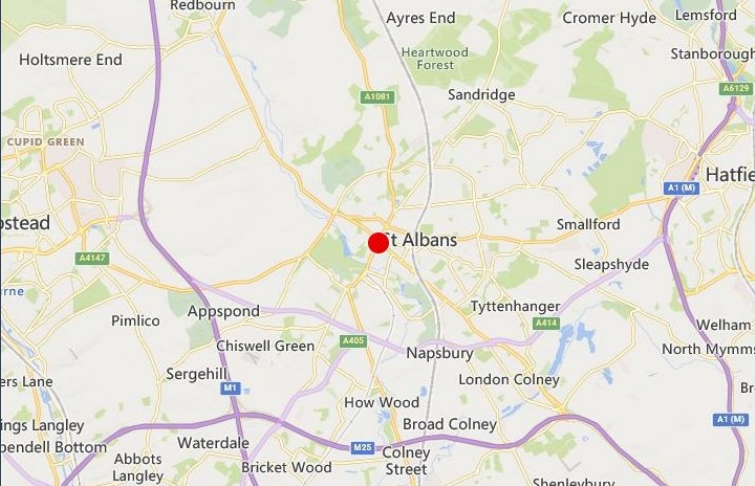
14B Chequer Street, St. Albans, AL1 3YD

>D KirkbyDiamond

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LOCATION

- Situated in the heart of St Albans city centre just off Chequer Street close to its junction with London Road.
- St Albans mainline train station 0.8 Miles
- A1(M) (Junction 3) 6 Miles
- M25 (Junction 21a) 4 Miles
- M1 (Junction 6a) 4 Miles

/// what3words

///humble.honest.blunt

Google Maps

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DESCRIPTION

- The property comprises an open plan office suite on the first floor.
- The offices benefit from excellent natural light, cat 2 Lighting, quality design fittings, fully fitted kitchen, and cat v data cabling, and door entry/security alarm system
- There are 2 allocated parking spaces located in The Maltings multi-storey carpark

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £22,650 per annum. VAT is payable on the rent.

ACCOMMODATION (Net Internal Area*)

First Floor	84.17 SQ M	906 SQ FT
Total	84.17 SQ M	906 SQ FT

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

EPC: C-52

Business Rates: The rateable value is £23,961. For rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

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