

TO LET

3,839 Sq Ft (356.64 Sq M)

- Mid-terrace unit within a secure gated estate.
- Eaves height 5.5m
- Roller shutter door (W: 3.63m x H:4.75m)
- Three phase power



Lantern Commercial Centre

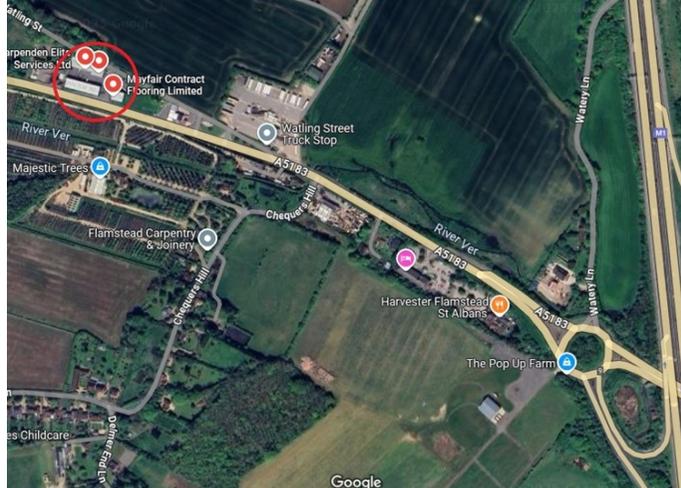
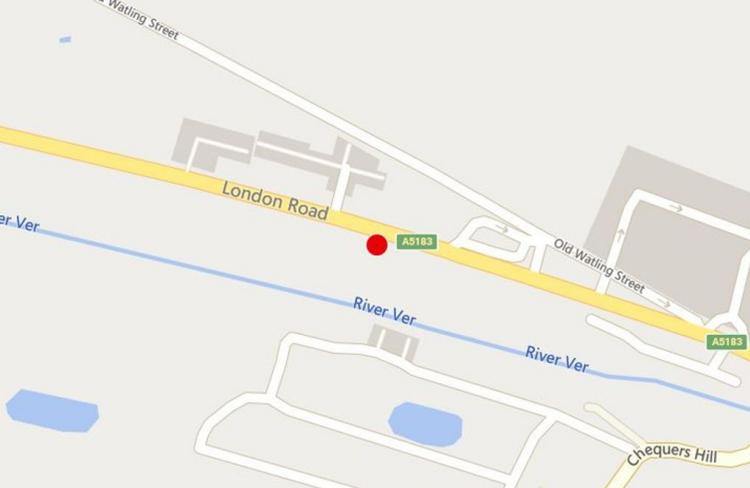
Unit 2, London Road, Flamstead, St. Albans, AL3 8HG

KirkbyDiamond

Contact: Eamon Kennedy or Courtney Cummins

Tel: 01582 738866

kirkbydiamond.co.uk



LOCATION

- The property is located on the A5, only a short distance from junction 9 of the M1 Motorway.
- The M1, M25 intersection (Junction 21) is only 9 miles distant.
- London Luton Airport is approximately 7.5 miles distant.
- Luton's mainline railway station is 6 miles distant.

what3words

///buns.span.supply

Google Maps

Click here



DESCRIPTION

- Mid- terrace unit within a secure gated estate.
- Eaves height 5.5m
- Roller shutter door (W: 3.63m x H:4.75m)
- Aluminium framed, powder coated double glazed windows.
- Roller shutter door (W: 3.63m x H:4.75m)

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £60,000. VAT is payable.

ACCOMMODATION

Ground floor	238.47 SQ M	2,567 SQ FT
First floor	118.08 SQ M	1,271 SQ FT
Total	356.64 SQ M	3,839 SQ FT

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

EPC: D- 86

Business Rates: Available upon request

Estate Charge: TBC

CONTACT:

➤ EAMON KENNEDY
07887 835 815 eamon.kennedy@kirkbydiamond.co.uk

➤ COURTNEY CUMMINS
07810 775 492 courtney.cummins@kirkbydiamond.co.uk