

# TO LET

**150 – 611 Sq Ft**  
(13.93 – 56.76 Sq M)

- › Character offices
- › LED lighting
- › Up to 2 parking spaces
- › Kitchen & WC facilities

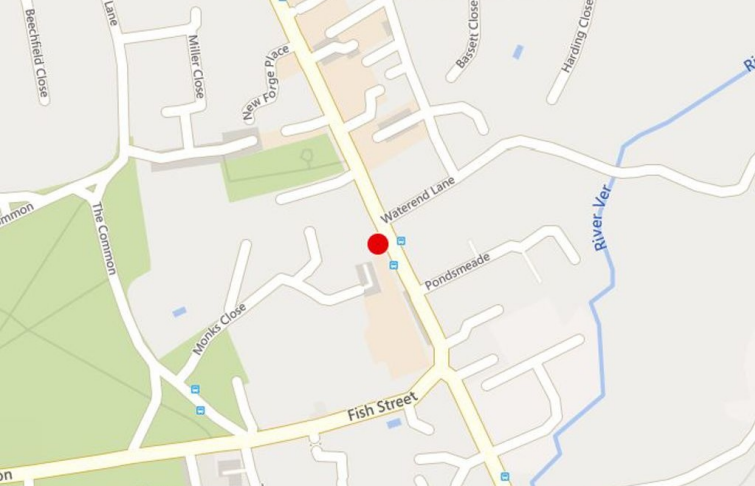


## The Prioory

High Street, Redbourn, St. Albans, AL3 7LZ

Contact: Hugo Harding or Matthew Bowen  
Tel: **01727 575 445**  
[eddisons.com](http://eddisons.com)





## Location

- Located on High Street in the centre of Redbourn
- Close to local amenities
- Car park accessed via Monks Close with on street parking to the front
- Junction 9 of the M1 is within a short drive

 what3words

///await.wider.likes

 Google Maps

[Click here](#)



## Description

- The property comprises a collection of first floor offices
- Individual office rooms along with its own kitchen facilities
- The property benefits from LED lighting, gas central heating Cat V data cabling
- Up to 2 parking spaces in the car park at the rear
- Grade II listed building

## Terms

Available by way of a new FRI lease for a term to be agreed at all inclusive rent of £35 per sq ft. VAT is not payable.

## Accommodation (Net Internal Area\*)

Room 2	13.93 SQ M	150 SQ FT
Rooms 3-6	42.83 SQ M	461 SQ FT
<b>Total</b>	<b>56.76 SQ M</b>	<b>611 SQ FT</b>

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

EPC: E-122

**Business Rates:** Available upon request

**Service Charge:** Included within the rent

**Estate Charge:** Available upon request

## Contact:

HUGO HARDING

[07425 243 317 hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)

MATTHEW BOWEN

[07442 820 386 matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)