

TO LET

3,133 Sq Ft (291.06 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
- Allocated car parking

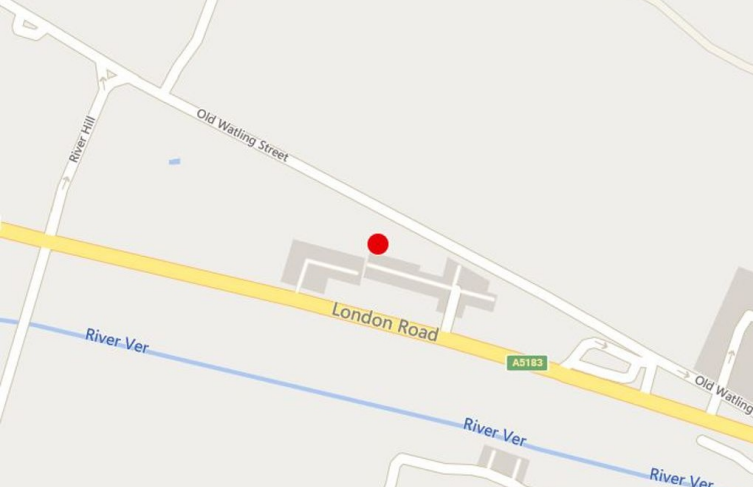


Unit 7

Lantern Commercial Centre, London Road, Flamstead, St. Albans, AL3 8HG

Contact: Chris Richards or Eamon Kennedy
Tel: **01582 738866**
eddisons.com





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.

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Google Maps
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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.
- Allocated car parking

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £50,000.

VAT is payable.



Accommodation (Gross Internal Area*)

Ground Floor	238.94 SQ M	2,572 SQ FT
Mezzanine Office	52.12 SQ M	561 SQ FT
Total	291.06 SQ M	3,133 SQ FT

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

EPC: TBC

Business Rates: The rateable value is £34,500. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate. Further information available upon request.

Contact:

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