

TO LET

443 – 1,044 Sq Ft

(41.15 – 96.99 Sq M)

- Well located open plan office suites to let
- Excellent Natural Light & Central Heating
- Designated on-site car parking
- Communal kitchen, breakout area & communal meeting room



Verulam Estate

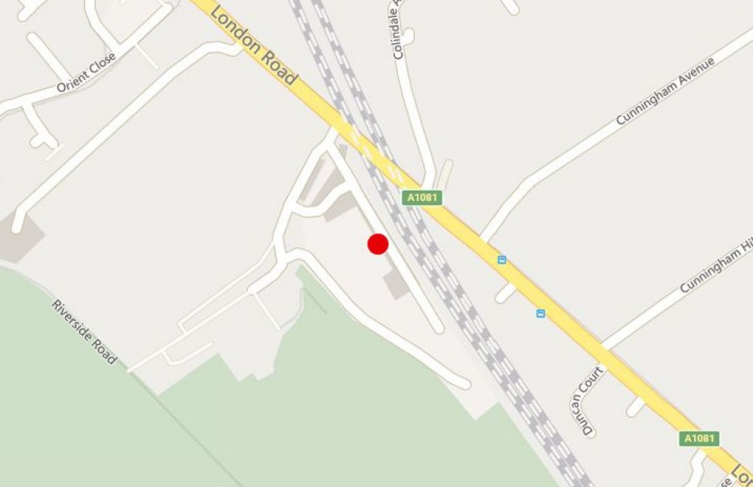
London Road, St. Albans, AL1 1JB

Contact: Hugo Harding or Matthew Bowen

Tel: **01727 575 445**

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Location

- Located approximately 1 mile from St Albans Town Centre on London Road (A1081)
- Easy access to the M25 (2.5 miles)
- M1 (3 miles)
- A1(M) 4 miles
- St Albans mainline station is within 5 minutes walking distance and the Thameslink provides fast and frequent services to London St Pancras

/// what3words
///clever.sharp.choice

Google Maps
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Description

- 2 offices suites available within this well located Estate which is a 5-minute walk from St Albans City Train Station
- Approximately 1 mile from St Albans City Centre
- Benefits from three phase power, car parking, kitchen and W/C provisions and generous eaves heights
- The refurbished second floor suites provides open plan office floors which benefit from natural light, central heating & large windows
- Communal kitchen, breakout area and a communal meeting room are also available to all tenants free of charge

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £15 psf. VAT is payable

Accommodation

Second Floor Unit S1a	55.83 SQ M	601 SQ FT
Second Floor S2	41.15 SQ M	443 SQ FT
Total	96.99 SQ M	1,044 SQ FT

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

EPC: TBC

Service Charge: There is a contribution towards common part and external repair and maintenance. This is approximately £7.50 psf.

Estate Charge: Available upon request

Contact:

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