

TO LET

2,309 – 4,960 Sq Ft

(214.51 – 460.78 Sq M)

- › High-quality office accommodation finished to a Grade A specification.
- › Excellent access to the M25, A1 and M1.
- › Flexible office space with meeting and boardroom facilities.
- › Extensive on-site car parking

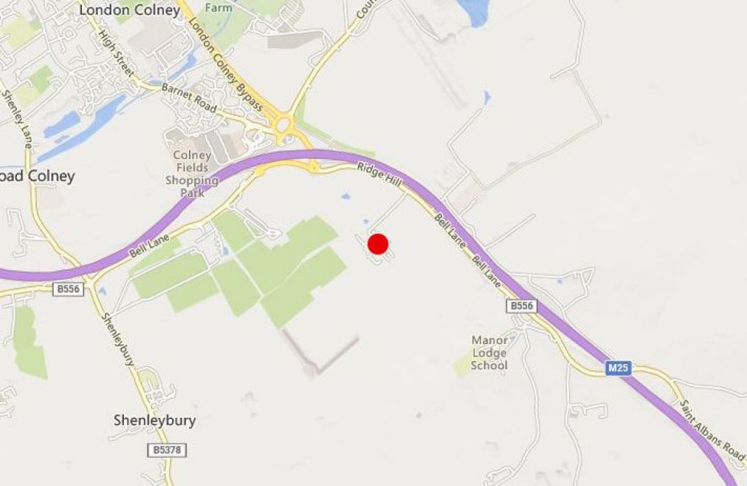


Salisbury Hall Annexe

Bell Lane, London Colney, St. Albans, AL2 1BU

Contact: Hugo Harding or Matthew Bowen
Tel: **01727 575 445**
eddisons.com





Location

- Access to the property is via private road, adjacent to the de Havilland Aircraft Museum.
- Approximately 200 metres from Junction 22 of the M25.
- Excellent access to the A414, M1 and A1(M)
- Within short drive of St Albans, Harpenden & the wider North London area

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Google Maps
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Description

- High-quality office accommodation over ground and first floors and can be let separately or combined
- Flexible and well-presented workspace offering a combination of open-plan offices, meeting rooms, boardroom facilities and kitchen amenities.
- Finished to a high specification, benefiting from air conditioning, LED lighting, raised access floors, data cabling and excellent natural light throughout.
- Extensive on-site parking is provided to both the front and rear.

Terms

Available on flexible lease terms by way of a new FRI lease on a floor by floor basis or as a whole.
£79,500 Ground Floor.
£57,725 First Floor.
£136,400 For the Whole.

VAT is payable on the rent.



Accommodation

Ground Floor	246.28 SQ M	2,651 SQ FT
First Floor	214.51 SQ M	2,309 SQ FT
Total	460.78 SQ M	4,960 SQ FT

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

Business Rates: Available upon request

Service Charge: Available upon request

Contact:

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