



**AITCHISON
RAFFETY**



- 33 Car parking spaces
- Air Conditioning
- Own WC and Kitchen facilities
- Recently refurbished
- Good access to the M1
- LED Lighting
- WhatThreeWords:
///Surely.Cards.Hers

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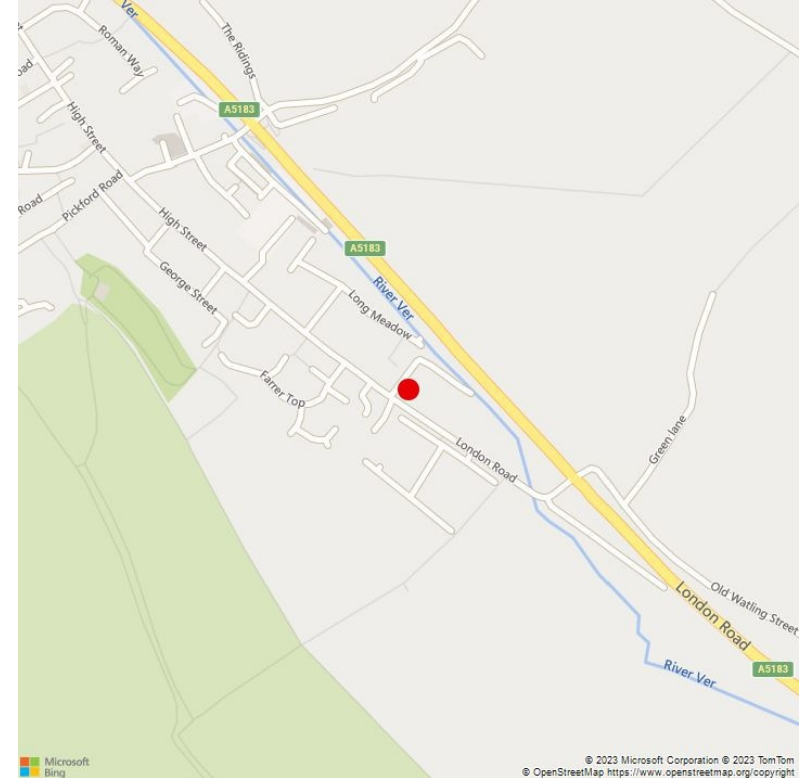
Ver House, London Road, Markyate, St. Albans, Hertfordshire, AL3 8JP

Two storey office building recently refurbished

Approx. 1,112 - 4,754 Sq Ft (103.3 - 441.65 Sq M)

To Let

Ver House, London Road, Markyate, St. Albans, Hertfordshire, AL3 8JP



Description

The property comprises four similar sized offices suites within a two storey building with parking for up to 30 spaces and potential for more. It has undergone a complete renovation recently with new carpets, ceiling tiles, LED lighting and air conditioning. Each unit benefits from its own WC and kitchen facilities.

Location

The premises is located just off London Road in Markyate, down an access road that is limited to cars and small truck.

M1 (Junction 9) - 1.9 Miles
Luton Airport - 6.3 miles
Hemel Hempstead - 7.3 miles

Floor Area

Unit C	1,177 Sq Ft	109.34 Sq M
Unit F	1,222 Sq Ft	113.52 Sq M
Unit A	1,112 Sq Ft	103.3 Sq M
Unit D	1,243 Sq Ft	115.47 Sq M
Total	4,754 Sq Ft	441.65 Sq M

Rent

£16,750 - £71,500 per annum exclusive

VAT

This property is subject to VAT.

Energy Performance Rating

EPC range from D - C for the units although it is believed that the unit would achieve a better rating since the refurbishment.

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together.
Please contact for more information.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Strictly by appointment via
the sole agent - Aitchison
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We invest in people Silver



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