



**SALAR  
HOUSE**

**First Floor Suites Within Walking Distance Of St Albans City Station**

## **First Floor**

Salar House, Campfield Road, St Albans,  
AL1 5HT

Office

## **TO LET**

**1,521 sq ft**

(141.31 sq m)

- Walking distance of St Albans City Station
- Onsite parking spaces and unrestricted on street parking
- Recessed LED lighting
- Raised access floors
- Shared kitchenette
- Air conditioning
- Power and data points
- Suites available separately or combined

# First Floor, Salar House, Campfield Road, St Albans, AL1 5HT

## Summary

Available Size	1,521 sq ft
Rent	Rent on Application
Business Rates	N/A
EPC Rating	C (72)

## Description

Salar House comprises an imposing three storey office building arranged around a central stairwell and lift lobby. The suites are located on the first floor and are available individually or combined.

## Location

Salar House is located on Campfield Road close to its junction with Camp Road, and as such it is easily accessible from both the A1057 Hatfield Road and A1081 London Road, both of which link with the A414 St Albans Orbital Road. St Albans City station is approximately 10 minutes walk and provides a fast and regular commuter service to St Pancras International, Moorgate in the City, Luton Airport Parkway and Brighton on the South Coast via Gatwick Airport.

## Accommodation

The accommodation comprises two adjoining suites that are available individually or combined as follows

Name	sq ft	sq m	Availability
1st	1,521	141.31	Available
<b>Total</b>	<b>1,521</b>	<b>141.31</b>	

## Viewings

Strictly by appointment via sole agents (Monday to Friday 0900 to 17:30)

## Terms

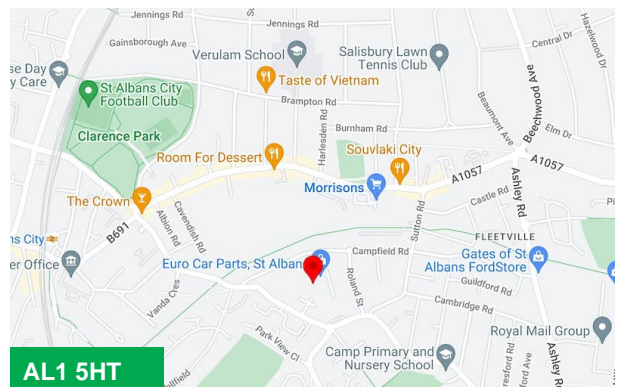
The Suites are available to let by way of new effective full repairing and insuring leases for a term to be agreed with the ingoing party.

## VAT

The property is VAT Registered and therefore VAT will be charged on the rent and service charge.

## Service Charge

The present annual service charge equates to £2.37 per sq ft per annum exclusive. Full details of service charge to be confirmed.



## Viewing & Further Information

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