

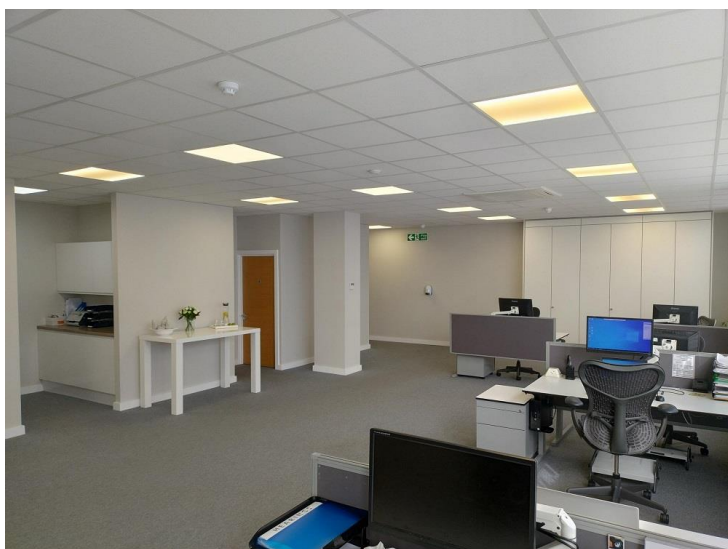
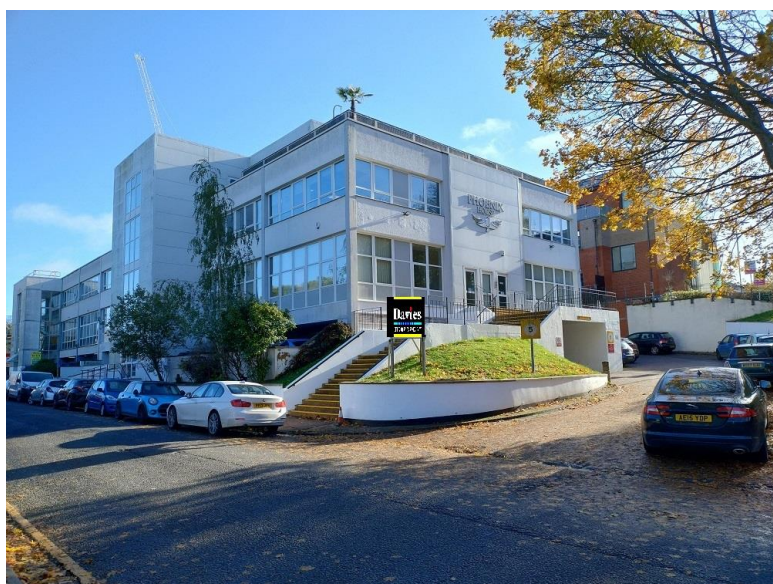
Phoenix House St Albans AL1 5FL

For Sale or To Let

Well fitted edge of Town Centre first floor offices.

1,512 Sq Ft (Net) Approx.

5 Car Parking Spaces
Close walk to Station



First Floor Offices (Suite 3) Phoenix House, Campfield Road St Albans AL1 5FL

ST ALBANS

The cathedral town of St Albans is an extremely popular commercial location. Communication are superb being within close proximity to junctions of M1, M25 and A1(M).

St Albans has a very attractive town centre with an excellent rail service to London St Pancras (approx 21 minutes) and via Thameslink to Gatwick and the south coast.

Luton airport is conveniently close and Heathrow and Stansted are easily accessible

LOCATION

Campfield Road is an established commercial area within easy walking distance of St Albans City Railway Station (under 0.5 of a mile).

DESCRIPTION

A high quality first-floor office suite within a purpose built two-storey building with its own external front entrance.

The offices are principally open plan with a single glazed partitioned room and separate meeting office at the front and a shared passenger lift.

The offices have been recently decorated and carpeted and are served with ceiling mounted air conditioning, LED lighting and integrated floor-to-ceiling wall storage units.

There is a kitchen with fridge and dishwasher and separate private ladies and gents WCs.

APPROX (NET INTERNAL) FLOOR AREA

1,512 Sq Ft

CAR PARKING

5 parking spaces.

SALE AND LEASE TERMS

The offices are available for sale on the basis of a 999-year peppercorn lease from 29 February 2008 or to let by way of a new lease for a term to be agreed.

Price £595,000. Rent £39,500 p.a. exclusive.

There is a service charge for the maintenance of the common parts and communal utilities. Details available upon request.

The property is elected for VAT.

RATEABLE VALUE

Please see the Valuation Office Agency website www.voa.gov.uk. Up to 31 March 2023 £22,500 and then £36,000.

Amount payable 49.9% for the y/e 31/3/2024.

AVAILABILITY

At an early date to be agreed.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: Available shortly.

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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INSPECTION AND FURTHER INFORMATION

For further information please contact

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