

# TO LET



Suite 8, Clockhouse Court  
5-7 London Road  
St. Albans  
AL1 1LA

2<sup>nd</sup> Floor Office Suite  
1,136 SqFt (105.57 SqM)

- Prime St Albans City Centre Location
- Comprehensively Refurbished Common Parts
- 8 Person Passenger Lift
- LED Lighting & Air Conditioning
- 2 Car Parking Spaces



## Location:

Situated on London Road close to its junction with Chequer Street, within one of the prime office locations in St Albans City centre. The retail and leisure facilities of the City centre are on the doorstep.

St Albans mainline railway station is within a 10 minute walk and provides a fast service to London St Pancras in 19 minutes.

M25 (Junction 21a) 3.3 Miles  
M1 (Junction 6a) 3.3 Miles  
A1(M) (Junction 3) 4.0 Miles

## Description:

A modern second floor office suite with excellent natural light being dual aspect. The suite provides open plan office accommodation with a partitioned board room/office that could be removed depending on occupier requirements. The suite benefits from suspended ceilings with LED lighting and air conditioning, new carpeting, Cat 5 data cabling, central heating, an open plan kitchen and video door entry.

The common parts of the building have been comprehensively refurbished and provide some of the most attractive accommodation in Hertfordshire.

There are 2 car spaces available.

## Terms:

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £43,165.00 per annum exclusive.

## VAT:

The property is elected for VAT and is payable on the rent.

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## Accommodation:

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation (NIA)	Sq. M	Sq. Ft
Suite 8	105.57	1,136

Areas quoted are approximate and should not be held as 100% accurate.

## EPC:

Band D - 76

## Business Rates:

We are advised the Rateable Value is £31,500 with rates payable in the order of **£15,750 per annum**.

Interested parties are advised to contact the relevant Local Authority.

## Service Charge:

There is a contribution towards the external and communal parts repair and maintenance, together with buildings insurance. We understand this is **currently £6.50 psf annually**.

## Viewings:

For further details please contact the sole agents

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