To Let
Ground floor office space with onsite parking
Clarence House, 134 Hatfield Road, St Albans, AL1 4JB

marchmont
Chartered Surveyors

TO LET

Ground floor refurbished office space

13 onsite car parking spaces

5 min walk from train station

Close to town centre

Available immediately

3,351 sq. ft.

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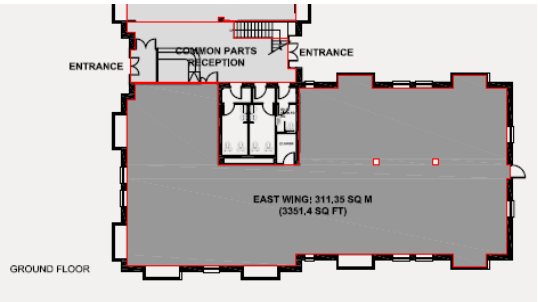
LOCATION:

Ground floor office premises situated on Hatfield Road in close proximity to central St Albans and a 5 minute walk from St Albans Thameslink train station with 19min journey to St Pancras. The property is easily accessible from the M1, A1 and M25.

DESCRIPTION:

The premises comprise a spacious ground floor open plan office with use of 13 underground car parking spaces and external decking area. Refurbished with new ceiling, LED lighting, and floor coverings, the office also benefits from air-conditioning, central heating and great natural light. Raised floor. Park views.

ACCOMMODATION:



Ground floor area NIA: 3,351 sq.ft

LEASE:

Available by way of a sublease to September 2022.

RENT:

£25.00 per sq ft. £83,775 per annum.

SERVICE CHARGE:

There is a service charge to cover maintenance of common parts and facilities. Further details on request.

RATES:

We understand from the Local Rating Authority that the current rateable value for the property is £7.64 per sq ft.

LEGAL COSTS:

Each party to bear their own.

EPC

Available upon request.

VIEWING:

Strictly via sole agents:

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