

TO LET

1,876 Sq Ft (174.28 Sq M)

- City Centre Location and 0.5 miles from St Albans mainline station
- Modern office suite
- Open plan layout with kitchen
- Suspended ceiling with recessed & LG4 lighting
- 5 Parking spaces



First Floor Centurion House

136-142 London Road, St. Albans, AL1 1PQ

 **KirkbyDiamond**

Contact: Matthew Bowen or Hugo Harding

Tel: 01727 575 445

kirkbydiamond.co.uk



LOCATION

- Situated on London Road close to its junction with Lattimore Road in the City centre
- St Albans mainline train station 0.5 miles
- A1(M) (Junction 3) 6 miles
- M25 (Junction 21a) 4.5 miles
- M1 (Junction 6a) 4.5 miles

 what3words

[///diary.farms.rugs](http://diary.farms.rugs)

 Google Maps

[Click here](#)



DESCRIPTION

- A predominantly open plan first floor office suite
- Benefits from air conditioning, suspended ceiling & LED lighting
- Perimeter trunking with cat V cabling
- 5 allocated parking spaces

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £46,900. VAT is not payable

ACCOMMODATION (Net Internal Area*)

First Floor	174.28 SQ M	1,876 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-77

Business Rates: The rateable value is £53,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £7.27 psf.

CONTACT:

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