

# TO LET

1,347 Sq Ft (125.14 Sq M)

- › Open plan suite with two partitioned offices
- › Walking distance of St Albans City mainline station
- › Air conditioning & LED lighting
- › Cat V data cabling
- › 4 Parking spaces



## Suite 4

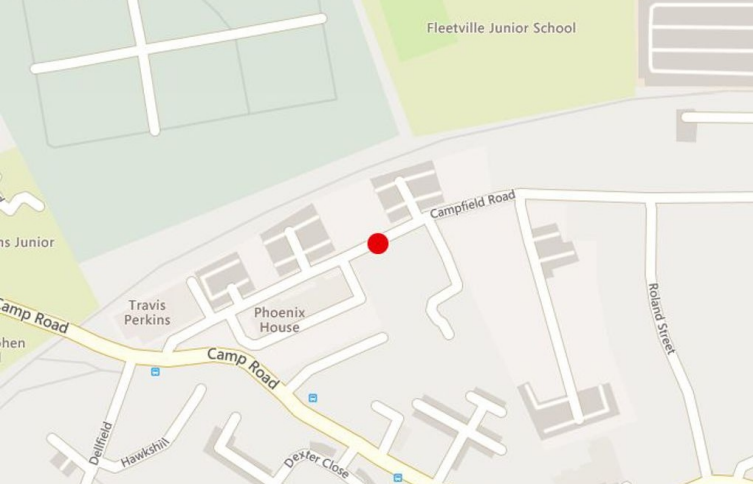
Salar House, 61 Campfield Road, St. Albans, AL1 5HT

**>D KirkbyDiamond**

Contact: Matthew Bowen or Hugo Harding

Tel: 01727 575 445

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Located on Campfield Road close to its junction with Camp Road
- Within walking distance (under ½ mile) of St Albans mainline train station
- Within 1 mile of St Albans City centre.
- On street parking to Campfield Road and the surrounding side streets

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Google Maps

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## DESCRIPTION

- The available suite is located on the first floor of Salar House which comprises a 3-storey office building
- There is a main reception lobby area with stairs and a lift for access and with shared kitchen and WC facilities on each floor
- Suite 4 is located to the front elevation and benefits from underfloor data and power, air conditioning, suspended ceilings and LED lighting
- The space is partitioned to create a main open plan office area together with two office/meeting rooms
- There are four allocated parking spaces

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £33,675. VAT is payable



## ACCOMMODATION (Net Internal Area\*)

Floor	Net Internal Area (SQ M)	Net Internal Area (SQ FT)
First Floor	125.14	1,347

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: Available upon request

**Service Charge:** There is a contribution towards common part and external repair and maintenance. This is currently £4.50 psf

## CONTACT:



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