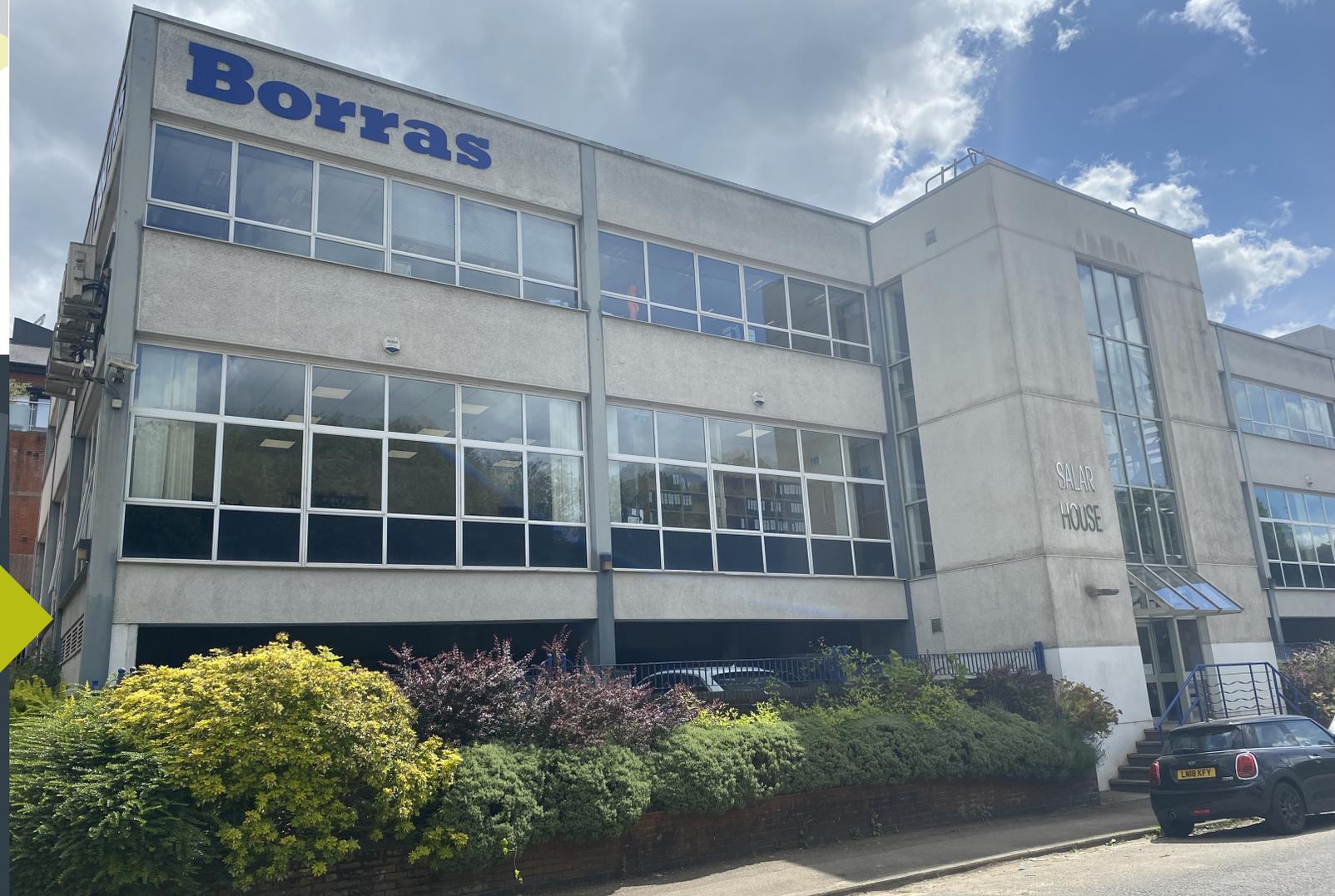


TO LET

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

 **KirkbyDiamond**

Contact: Matthew Bowen or Hugo Harding

Tel: 01727 575 445

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

Click here



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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 **HUGO HARDING**
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