

TO LET

735 Sq Ft (68.28 Sq M)

- › City centre offices
- › 2 parking spaces in the car park at the rear
- › Own entrance from Chequer Street to side of building
- › 24 Hour Access
- › Currently undergoing refurbishment



10 Chequer Street
St Albans, AL1 3XZ

>D KirkbyDiamond

Contact: Hugo Harding or Matthew Bowen

Tel: 01727 575 445

kirkbydiamond.co.uk



LOCATION

- Centrally located on Chequer Street
- Within walking distance of the mainline station
- Easy access to the A1(M) (Junction 3) 6 miles
M25 (Junction 21a) 4.5 miles
M1 (Junction 6a) 4.0 miles
- Close to all the town centre amenities

 what3words

///state.doors.laying

 Google Maps

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 RICS
Regulated by RICS

DESCRIPTION

- Self contained offices arranged over first and second floors (two rooms on each floor to the front and rear)
- Accessed via own entrance to the side of the building
- WC & kitchen facilities, door entry system, LED lighting
- 2 parking spaces in the car park at the rear of the building
- Currently undergoing refurbishment

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £19,950 . VAT is not payable.

ACCOMMODATION (Net Internal Area*)

First Floor	32.42 SQ M	349 SQ FT
Second Floor	37.44 SQ M	403 SQ FT
Total	68.28 SQ M	735 SQ FT

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

EPC: C - 58

Business Rates: The rateable value is £14,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

CONTACT:

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