

TO LET

3,839 Sq Ft (356.64 Sq M)

- › Mid-terrace unit within a secure gated estate.
- › Eaves height 5.5m
- › Roller shutter door (W: 3.63m x H:4.75m)
- › Three phase power



Lantern Commercial Centre

Unit 2, London Road, Flamstead, St. Albans, AL3 8HG

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eddisons.com





Location

- The property is located on the A5, only a short distance from junction 9 of the M1 Motorway.
- The M1, M25 intersection (Junction 21) is only 9 miles distant.
- London Luton Airport is approximately 7.5 miles distant.
- Luton's mainline railway station is 6 miles distant.

 what3words

///buns.span.supply

 Google Maps

Click here



Description

- Mid- terrace unit within a secure gated estate.
- Eaves height 5.5m
- Roller shutter door (W: 3.63m x H:4.75m)
- Aluminium framed, powder coated double glazed windows.
- Roller shutter door (W: 3.63m x H:4.75m)

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £60,000. VAT is payable.

Accommodation

| | | |
|--------------|--------------------|--------------------|
| Ground floor | 238.47 SQ M | 2,567 SQ FT |
| First floor | 118.08 SQ M | 1,271 SQ FT |
| Total | 356.64 SQ M | 3,839 SQ FT |

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

EPC: D- 86

Business Rates: The rateable value is £34,500. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: TBC

Contact:

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