

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

Contact: Matthew Bowen or Hugo Harding
Tel: **01727 575 445**
eddisons.com





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*)

Total	125.14 SQ M	1,347 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: C

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:

MATTHEW BOWEN

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