



Self-Contained Offices To Let

64 London Road

St Albans, AL1 1NG

TO LET

1,725 sq ft

(160.26 sq m)

- Prominent City Centre Location
- 7 Onsite Car Parking Spaces
- Self-Contained Accommodation
- Suitable for a variety of uses (subject to planning)

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Summary

Available Size	1,725 sq ft
Rent	£49,175 per annum
Rates Payable	£13,972 per annum
Rateable Value	£28,000
EPC Rating	Upon Enquiry

Description

The property comprises a self-contained two storey office building prominently located fronting London Road, on the edge of St Albans City Centre.

The building benefits from seven onsite car parking spaces.

Suitable for a variety of uses (subject to planning).

Location

The property is located on the southern side of London Road (A1081) approximately 250 metres south east of St Albans city centre. The building is prominently located fronting the main road and is a short walking distance from both the city centre and both of St Albans mainline railway stations. The building is immediately adjacent to a public pay and display car park.

Accommodation

The accommodation comprises the following measured on a net internal basis:

Name	Sq ft	Sq m
Ground	819	76.09
1st	906	84.17
Total	1,725	160.26

Viewings

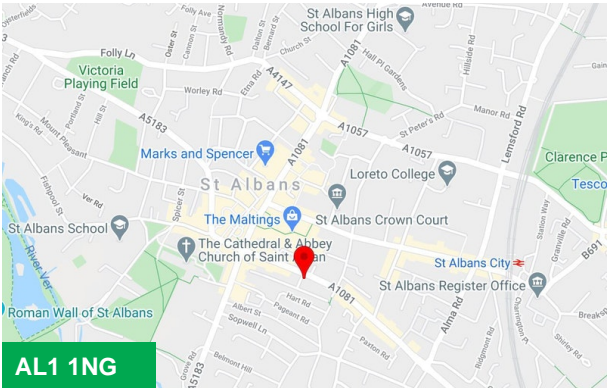
Strictly by appointment via sole agents.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed with the ingoing tenant.

VAT

The property is not elected for VAT.



Viewing & Further Information

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