

TO LET
RETAIL/HEALTHCARE



Summerfield Health Centre,
Caledon Road, London Colney, St.
Albans, Hertfordshire, AL2 1PU

- Newly built facility within state of the art medical centre
- Large glass frontage
- EPC- A
- Suitable for a variety of users within Class E

LOCATION

The medical centre occupies a convenient position on Caledon Road, within a residential area of London Colney, and enjoys excellent transport links via the A1081.

TENURE

Available by way of a new full repairing and insuring lease.



DESCRIPTION

The ground floor retail unit forms part of the new medical centre, completed in 2021. The space is currently presented in shell condition with capped services and benefits from a prominent glazed frontage with sliding doors.

Tenant and visitor parking is available directly outside the property, supplemented by free on-street parking immediately adjacent.

ACCOMMODATION

Ground Floor	1,166 Sq Ft	108.32 Sq M
Retail		

RATEABLE VALUE

The property is due to be reassessed, estimate available on request.

VAT

All prices are quoted exclusive of VAT

ENERGY PERFORMANCE CERTIFICATE

A-19

QUOTING RENT

£27,950 Per Annum

SERVICE CHARGE

There is a contribution towards the external and communal parts repair and maintenance together.

Please contact for more information.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

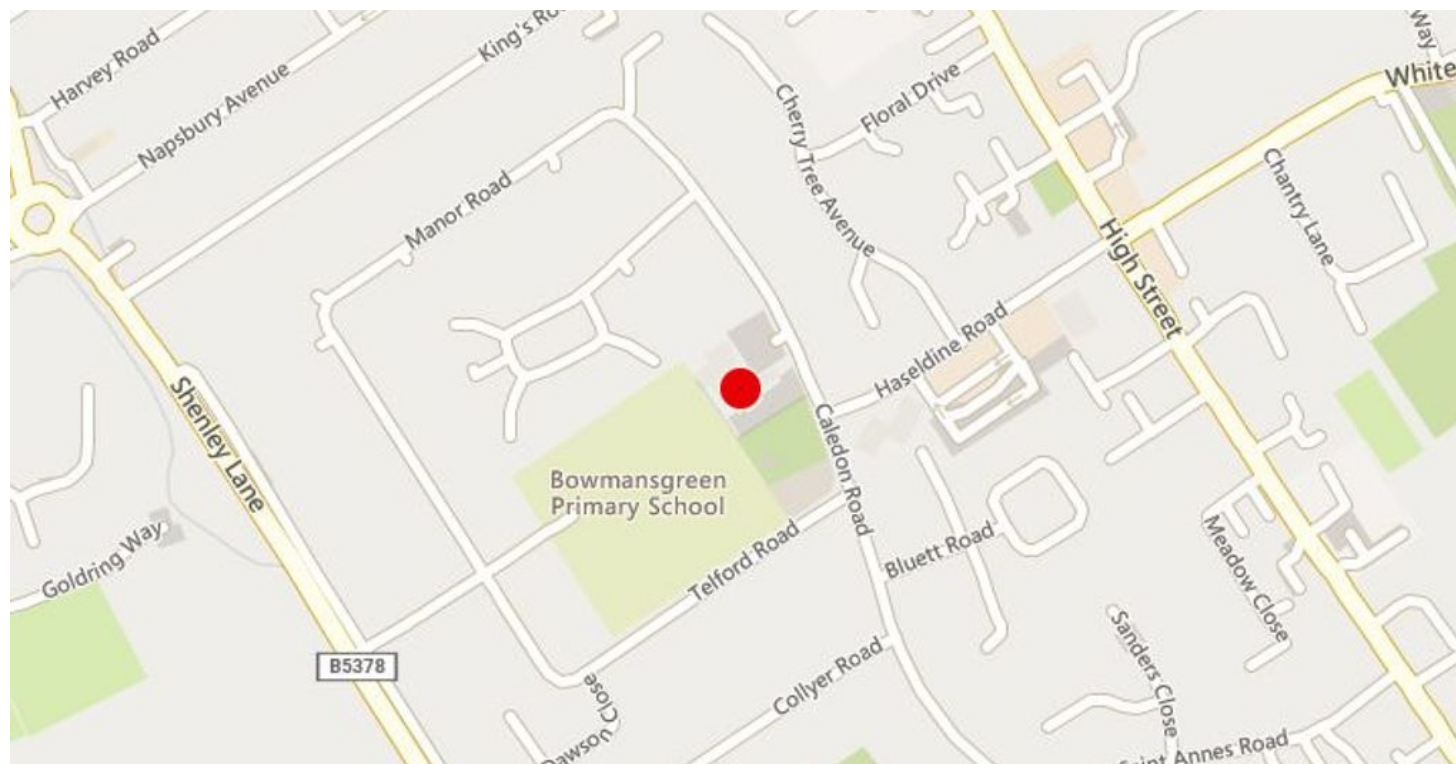
To arrange a viewing please contact:



GEORGIA STRAZZA
Associate Director
georgia.strazza@g-s.co.uk
01727 843232



ALEX STRAZZA
Property Agent
alex.strazza@g-s.co.uk
01727 843232



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