



- Prime city centre location
- Within walking distance of St Albans mainline station
- Cat v data cabling and server cabinet
- Excellent natural light
- Fully fitted kitchenette
- Open plan office space
- 2 parking spaces
- Flexible lease terms

Georgia Strazza
georgia.strazza@argroup.co.uk
01727 843232

Eclipse Court, 14B Chequer Street, St. Albans, Hertfordshire, AL1 3YD

City Centre Office Space

Approx. 906 Sq Ft (84.17 Sq M)

To Let

Eclipse Court, 14B Chequer Street, St. Albans, Hertfordshire, AL1 3YD



Description

The property comprises an open plan office suite on the first floor. The office benefits from quality design fittings, fully fitted kitchen, and door entry/security alarm system. Access is via an external staircase to a shared terrace.

There are 2 allocated parking spaces located in The Maltings multi-storey car park.

Location

Situated in the heart of St Albans city centre just off Chequer Street close to its junction with London Road.

St Albans mainline train station	0.8 miles
A1(M) (Junction 3)	6 miles
M25(Junction 21a)	4 miles
M1 (Junction 6a)	4 miles

Rent

£19,950 per annum exclusive

Terms

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed, at a rental of £19,950 per annum exclusive.

Business Rates

From enquiries we understand that from April 2023 the office will have a rateable value of £23,961.37 with rates payable in the order of £11,740.89 per annum.

VAT

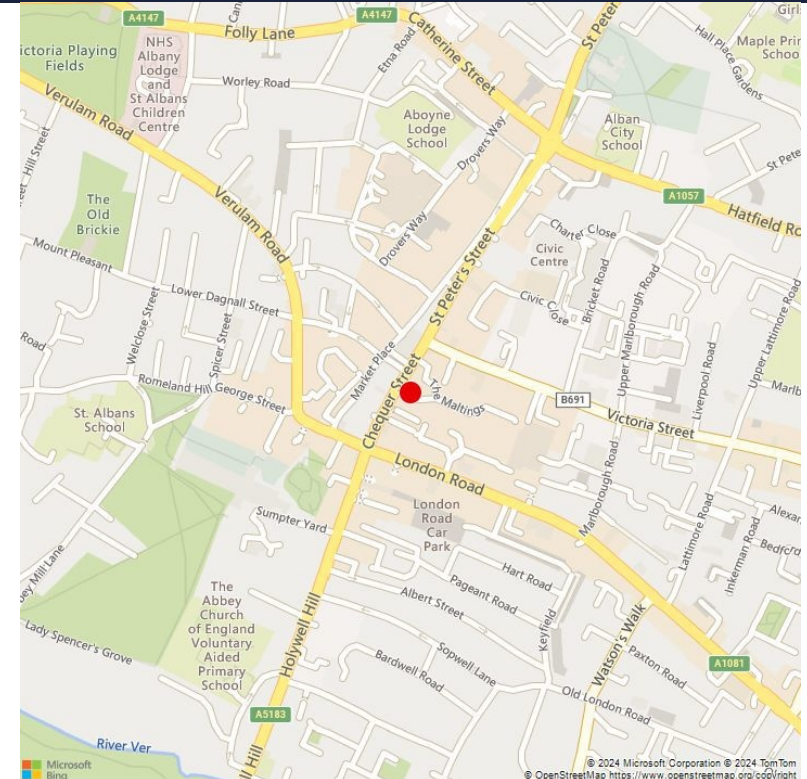
This property is subject to VAT.

Energy Performance Rating

C-52

Service Charge

There is a contribution towards the external and common part repair and maintenance. Further information available upon request.



Viewings

For viewings and further information please contact:
Georgia Strazza 01727 843232
georgia.strazza@argroup.co.uk
Or Via Joint Agents Kirkby Diamond

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www.argroup.co.uk



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