



- Prime St Albans city centre location
- Open plan layout with partitioned meeting room
- Open plan kitchen
- Video entry system
- Recently refurbished shared reception
- 8 person passenger lift
- 2 car parking spaces

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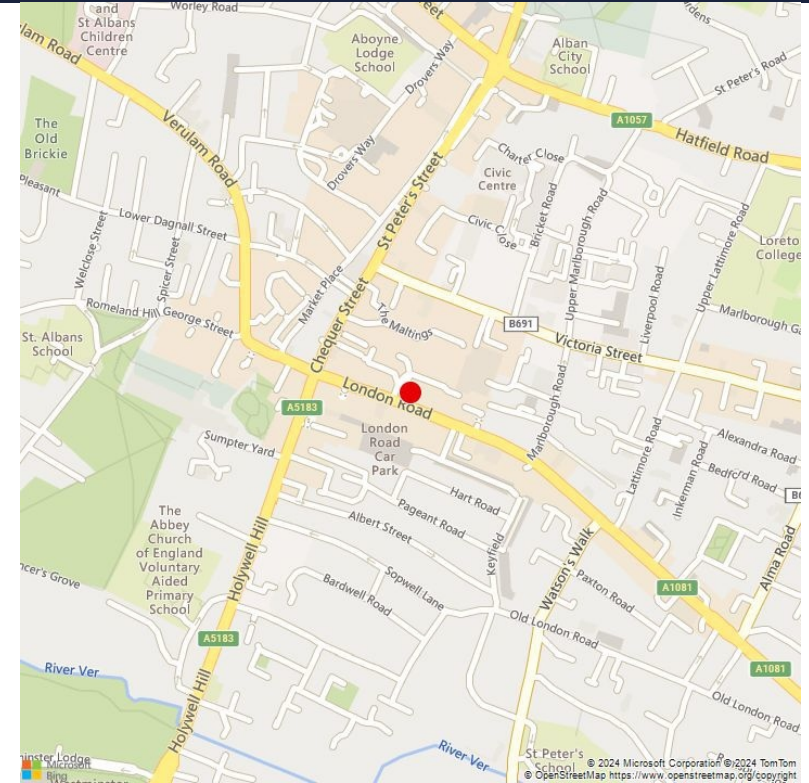
**Clockhouse Court, 5-7 London Road, St. Albans, AL1 1LA**

Modern City Centre Office Suite

Approx. 1,136 Sq Ft (105.53 Sq M)

**To Let**

# Suite 8, Clockhouse Court, 5-7 London Road, St. Albans, Hertfordshire, AL1 1LA



## Description

A contemporary office suite located on the second floor, offering excellent natural light with dual aspect windows. The space features an open-plan layout, along with a partitioned boardroom/office that can be adjusted to meet tenant needs. The suite is equipped with modern amenities, including suspended ceilings with LED lighting, air conditioning, new carpeting, Cat 5 data cabling, central heating, an open-plan kitchen, and video door entry.

The building's common areas have undergone extensive refurbishment, with shared reception. The suite also includes two parking spaces.

## Location

Situated on London Road close to its junction with Chequer Street, within one of the prime office locations in St Albans City centre. The retail and leisure facilities of the City centre are on the doorstep.

St Albans mainline railway station is within a 10-minute walk and provides a fast service to London St Pancras in 19 minutes.

|                    |           |
|--------------------|-----------|
| M25 (Junction 21a) | 3.3 Miles |
| M1 (Junction 6a)   | 3.3 Miles |
| A1(M) (Junction 3) | 4.0 Miles |

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## Rent

£29,500 per annum plus VAT

## Floor Area

|                    |             |             |
|--------------------|-------------|-------------|
| Second Floor Suite | 1,136 Sq Ft | 105.53 Sq M |
|--------------------|-------------|-------------|

## Terms

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

## Business Rates

We are advised the Rateable Value is £31,500 with rates payable in the order of £15,750 per annum. Interested parties are advised to contact the relevant Local Authority.

## VAT

All prices quoted will be subject to VAT

## Energy Performance Rating

Band D - 76

## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

**Viewings**  
By appointment only with sole agents Aitchison Raffety  
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