



- 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

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

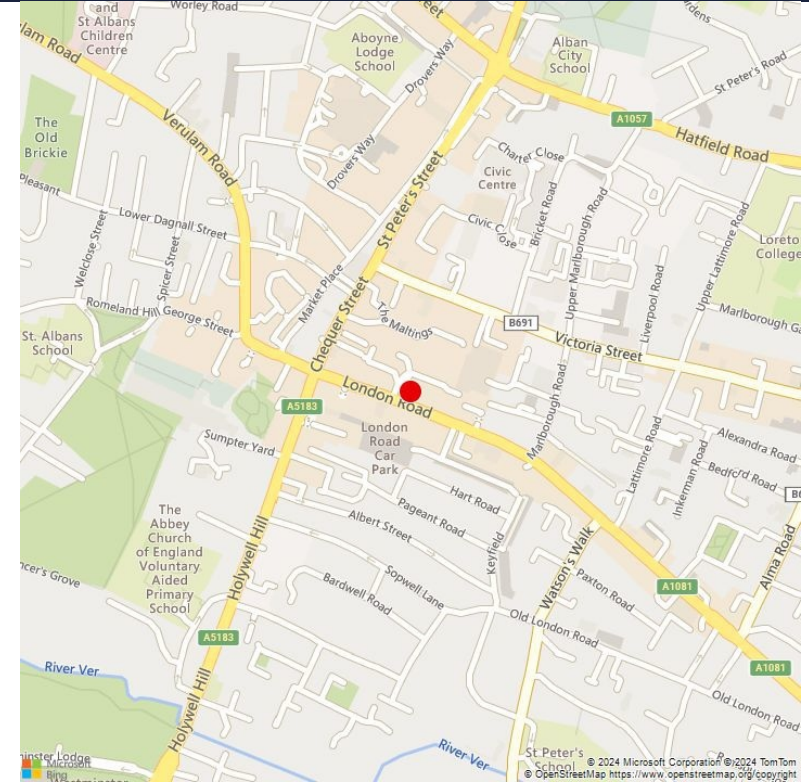
Clockhouse Court, 5-7 London Road, St. Albans, AL1 1LA

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

IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.

Rent

£21,950 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
Georgia Strazza 01727 843232
georgia.strazza@argroup.co.uk

www.argroup.co.uk

