



- Modern office building
- City centre location
- 0.25 miles for St Albans mainline station
- Open plan layout
- Entry phone
- 5 allocated parking spaces

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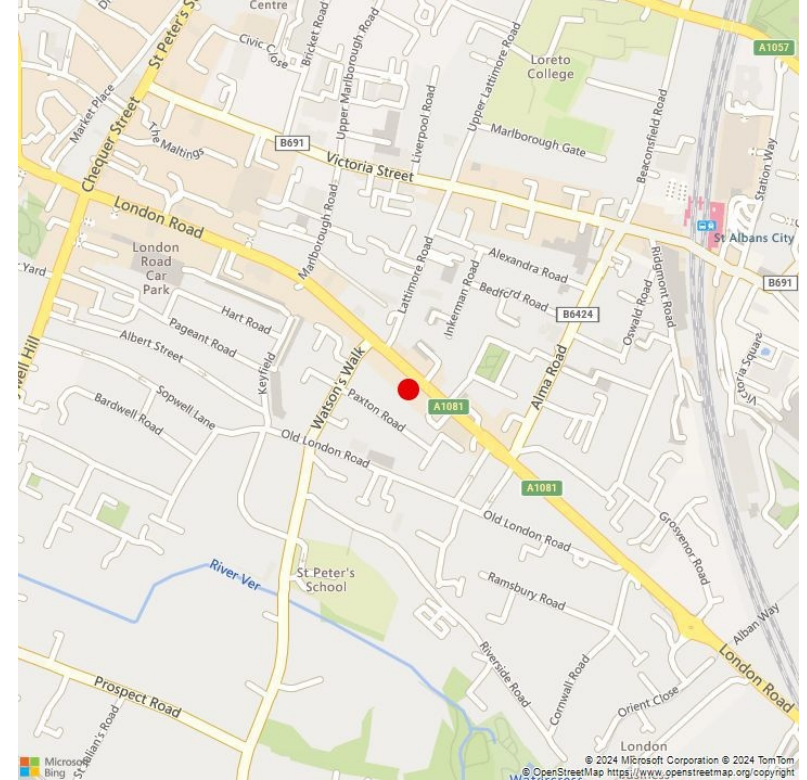
Centurion House, 136-142 London Road, St. Albans, AL1 1PQ

City centre office suite

Approx. 1,876 Sq Ft (174.28 Sq M)

To Let

Centurion House, 136-142 London Road, St. Albans, Hertfordshire, AL1 1PQ



Description

A first-floor office suite located in the city centre, offering a predominantly open-plan layout. The space features air conditioning, a suspended ceiling, and perimeter trunking. It also includes its own kitchen facilities and glazed partitioned meeting rooms. The common parts are due to be refurbished shortly.

Externally, the suite comes with five allocated parking spaces.

Location

Situated on London Road close to its junction with Lattimore Road in the city centre.

St Albans mainline train station	0.25 miles
M25 (Junction 21a)	4.5 miles
M1 (Junction 6a)	4.5 miles
A1(M) (Junction 3)	6 miles

Floor Area

First Floor	1,876 Sq Ft	174.28 Sq M
Total	1,876 Sq Ft	174.28 Sq M

Rent

£46,900 per annum exclusive

Terms

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed.

Business Rates

From enquiries we understand that from April 2023 the office has a rateable value of £53,000 with rates payable in the order of £26,500 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

B- 50

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
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 or via joint agents Kirkby Diamond.

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