

TO LET
OFFICE

 **GRAHAM
SIBBALD**



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

- Prime city centre location
- Within walking distance of St Albans mainline station
- Cat v data cabling and server cabinet
- Excellent natural light

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



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.

ACCOMMODATION

The property has been measured in accordance with the RICS Property measurements Standard 2nd Edition.

Suite	906 Sq Ft	84.17 Sq M
Total	906 Sq Ft	84.17 Sq M

RATEABLE VALUE

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 CERTIFICATE C-52

QUOTING RENT

£19,950 Per Annum

TENURE

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.

SERVICE CHARGE

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

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



IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: 20-Apr-2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.