

TO LET
OFFICE



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

- Modern office building
- City centre location
- 0.25 miles for St Albans mainline station
- Open plan layout

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



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.

ACCOMMODATION

First Floor	1,840 Sq Ft	170.94 Sq M
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RATEABLE VALUE

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 CERTIFICATE

B- 50

QUOTING RENT

£46,900 Per Annum

TENURE

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

SERVICE CHARGE

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

To arrange a viewing please contact:



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