TO LET
OFFICE

GRAHAM SIBBALD



Bizspace, Alexander Road, London Colney, St. Albans, AL2 1JF

- 11 individual suites ranging in sizes from 105 - 915 sq.ft
- Varying units from smart and quirky office spaces, to open plan studios.
- Situated just off of the high street with it's own, vast, private car park.
- Close to A414

LOCATION

BizSpace London Colney is situated at The Hertfordshire Business Centre on Alexander Road, just off the A6 and approximately 3 miles south-east of St Albans city centre. The location provides convenient access to the M25 (Junction 22), which is around a four-minute drive away, offering excellent connectivity to the wider Hertfordshire area, North London and the national motorway network.

London Colney village centre and its local amenities are also within easy reach, with Colney Fields Shopping Park nearby. The property is well positioned for businesses seeking an accessible location outside the city centre, with the added benefit of on-site parking.



DESCRIPTION

The property offers a range of flexible office, studio and workshop accommodation within an established business centre. The property occupies a former school building, retaining a number of attractive character features, including original parquet flooring and a central courtyard.

On-site facilities include parking, communal areas and 24-hour access, providing a practical and flexible working environment.

ACCOMMODATION

This Plot offers 11 office spaces with different sizes and qualities.

Please refer to availability table.

RATEABLE VALUE

Details Available on Request

Unit	Sq Ft	Price per year + VAT
Unit 4A	105	£5,670.00
Unit 1C	122	£6,588.00
Unit 15B	150	£8,100.00
Unit 4B	230	£12,420.00
Unit 8	425	£16,865.40
Unit 22	546	£18,154.56
Unit 11	550	£18,287.52
Unit 9	565	£18,786.24
Unit 21	710	£23,607.48
Unit 20	865	£28,761.24
Unit 13	915	£30,543.72



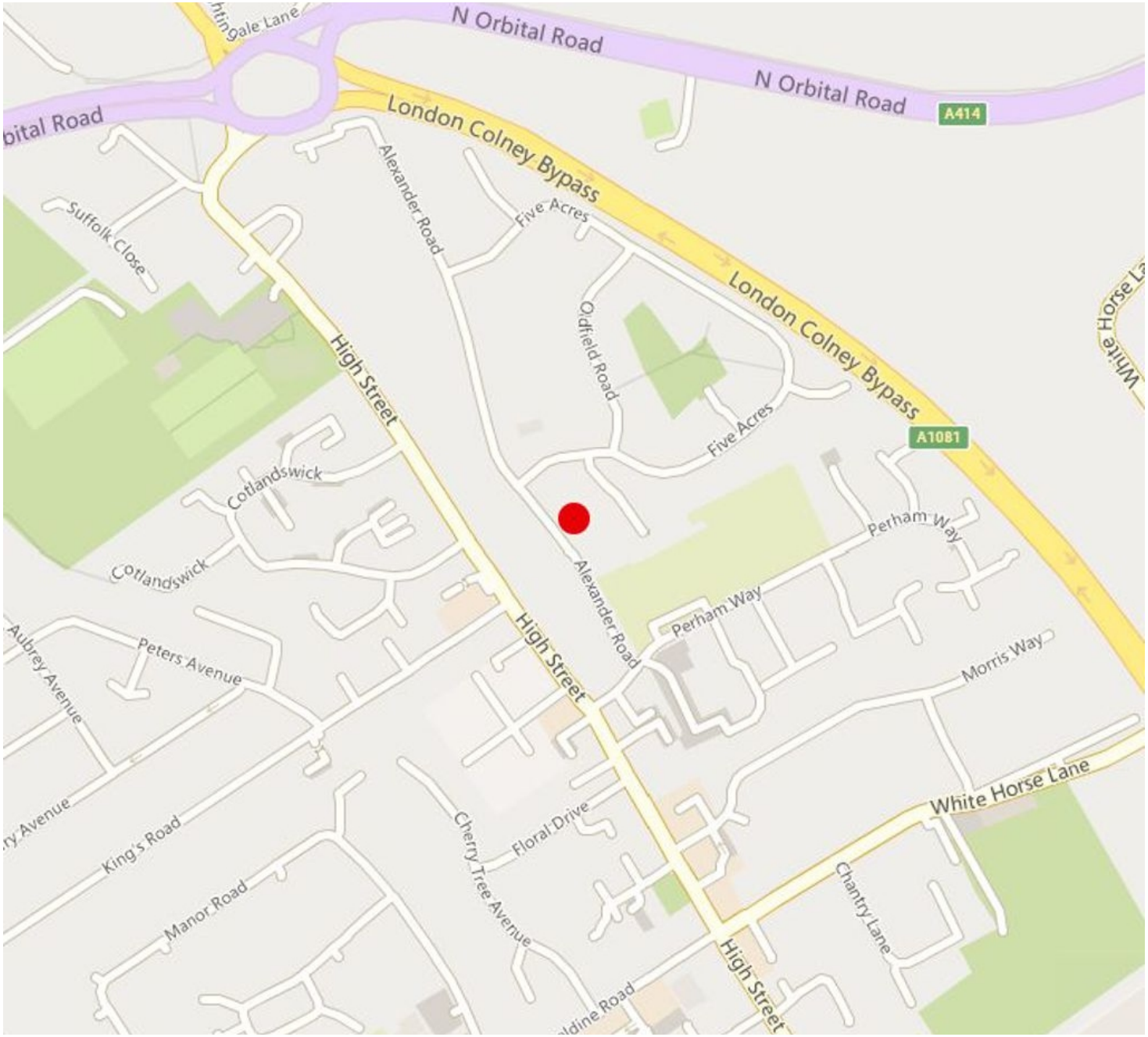
VAT
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE
D-94

TENURE
Available on flexible licence terms. Please refer to availability table

SERVICE CHARGE
The property is subject to a service charge in respect of the maintenance and upkeep of the external and communal areas. Further details are available upon request.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in any transaction.



To arrange a viewing please contact:



ALEX STRAZZA
Property Agent
alex.strazza@g-s.co.uk
01727 843232

ADAM SMITH
Adam.Smith@g-s.co.uk
01727 843232

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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.