

Stimpsons

104 High Street, London Colney, St. Albans, AL2 1QL

To Let | 249 to 1,772 sq ft

First Floor Offices To Let

Summary

- Rent: £18.50 per sq ft
- Business rates: £9.39 per sq ft
- Service charge: £6 per sq ft Upon application
- VAT: To be confirmed
- EPC: E (117)
- Lease: New Lease
- Terms: New lease for a term to be agreed.

Description

The suites form part of a larger 2 storey office complex with a central access and shared reception area.

The building provides a large kitchenette area for the shared use of the tenants.

There are shared male and female WC facilities.

Location

The premises are located off the High Street in London Colney, a suburb just to the south of St Albans.

The A414 North Orbital Road and junction 22 of the M25 are both only circa 1 mile distant.

St Albans City Centre with a Thameslink station is only 3 miles away with a direct service to Kings Cross, Moorgate, Brighton and Gatwick Airport.

Accommodation

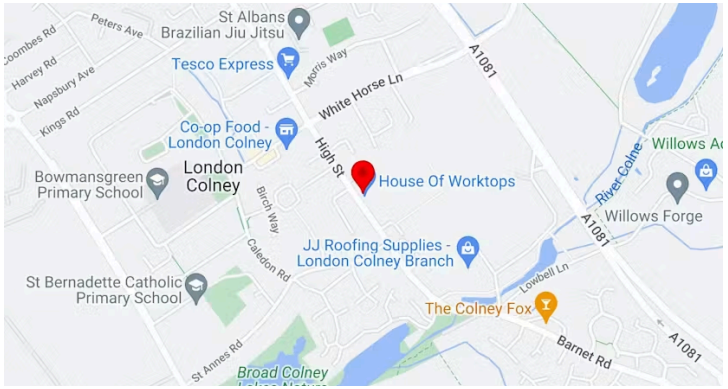
Description	sq ft	sq m
Office 1	751	69.77
Office 2	503	46.73
Office 3	269	24.99
office 4	249	23.13
Total	**1,772**	**164.62**

Key Points

- Good natural light
- Shared kitchen facilities
- M & F WC facilities
- Gas fired central heating
- On site parking spaces available
- Unrestricted on street parking

Terms

The offices are available by way of a new lease for a term to be agreed with the ingoing party.



Further information

- View details on our website

Contact & Viewings



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Viewings

Strictly by appointment via sole agents (Monday to Friday 0900 to 17:30)









