TO LET

4,585 Sq Ft

(425.95 Sq M)

- End-terrace unit within a secure gated estate
- 5.5m eaves height
- Roller shutter door (W: 3.63m x H:4.75m)
- Three phase power
- Mezzanine office accommodation

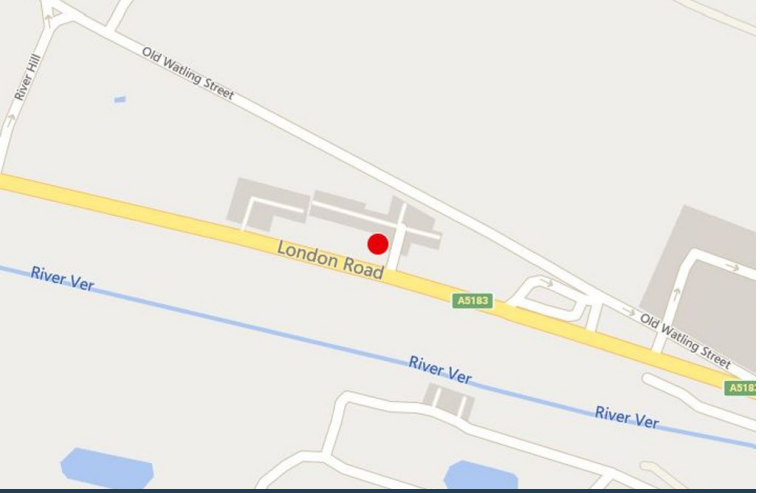
Unit 3

Lantern Commercial Centre, London Road, Flamstead, St. Albans, AL3 8HG

Contact: Chris Richards or Eamon Kennedy

eddisons.com

BTG Eddisons



Location

- The property is located on the A5, only a short distance from junction 9 of the M1 Motorway.
- The M1, M25 intersection (Junction 21) is only 9 miles distant.
- London Luton Airport is approximately 7.5 miles distant.
- Luton's mainline railway station is 6 miles distant.

what3words

///towns.stacks.pigs

Google Maps

Click here

Description

- Allocated parking
- Electronic roller shutter (W: 3.63m x H:4.75m)
- 35Kn /m2 floor loading
- Three phase power
- WC & kitchenette facilities.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £72,000 per annum exclusive.

VAT is payable.

Accommodation (Gross Internal Area*)

Ground Floor	**244.61 SQ M**	**2,633 SQ FT**
Mezzanine	**181.34 SQ M**	**1,952 SQ FT**
Total	**425.95 SQ M**	**4,585 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C (66)

Business Rates: The rateable value is £46,250. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate/park. Further information available upon request.

Contact:

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