



# First Floor Offices To Let

# **104 High Street**

London Colney, St. Albans, AL2 1QL

# Office

TO LET

# 1,001 sq ft

(93 sq m)

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

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

#### **Summary**

Available Size	1,001 sq ft
Rent	£18,500 per annum
Rates Payable	£9.39 per sq ft
Service Charge	Upon application
VAT	To be confirmed
EPC Rating	E (117)

#### Description

The offices forms 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 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

The accommodation comprises 3 offices located at 1 st floor.

Name	sq ft	sq m
1st - Office 1	1,001	93
Total	1,001	93

### Viewings

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

### Terms

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







## Viewing & Further Information

### **Graham Payne**

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