



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

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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.

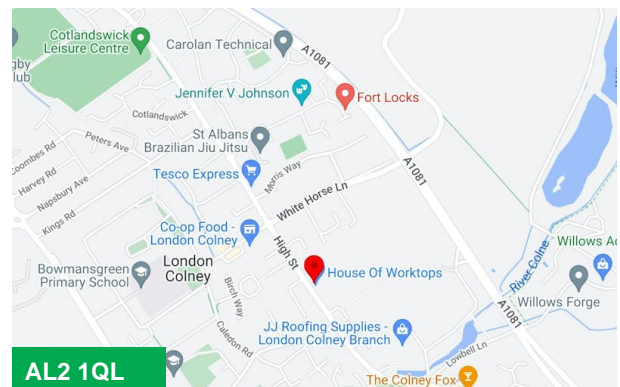
Name	sq ft	sq m
1st - Office 1	1,001	93
Total	1,001	93

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 incoming party.



Viewing & Further Information

Graham Payne

01707 259599 | 07801 098096

graham.payne@stimpsons.co.uk

Stimpsons

01707 259599