

TO LET



First Floor Office, 14b Chequer Street, St Albans AL1 3YD

1,388 SqFt (129.38 SqM)

£36,125 Per Annum Exclusive

Modern City Centre Office

- City Centre Location
- Within walking distance of St Albans mainline station
- Cat v data cabling and server cabinet
- Excellent natural light
- 3 parking spaces

Location

Situated in the heart of St Albans city centre just off Chequer Street close to its junction with London Road.

St Albans mainline train station 0.8 Miles

A1(M) (Junction 3) 6 Miles

M25 (Junction 21a) 4 Miles

M1 (Junction 6a) 4 Miles

Description

A self-contained first floor open plan office suite benefitting from cat 2 Lighting, quality design fittings, fully fitted kitchen, and cat v data cabling, and door entry/security alarm system. There are 3 allocated parking spaces located in The Maltings multi-storey carpark.

Terms

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed, at a rental of £36,125 per annum exclusive.

VAT

The property is elected for VAT and therefore is payable on the rent.

Business Rates

From enquiries we understand that from April 2023 the offices will have a rateable value of £35,448 with rates payable in the order of £17,700 per annum.

Service Charge

There is a contribution towards the external and common part repair and maintenance. Further information available upon request.

EPC

C-52



Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
First Floor Office	129.38	1,388
Total	129.38	1,388

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

For viewings and further information please contact:

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