

TO LET



Suite 2c/d Salar House, Campfield Road, St Albans, AL1 5HT

454 – 1,088 SqFt (43.54 – 102.52 SqM)

£25 Per Sq Ft Exclusive

First Floor Office Suite

- Air conditioning
- LG7 lighting
- Close to St Albans City Station
- Raised floors
- Cat v data cabling
- Onsite and street parking

Location

Salar House is located on Campfield Road close to its junction with Camp Road. The position is within walking distance (under ½ mile) of St Albans mainline train station and within 1 mile of St Albans City centre. There is on street parking to Campfield Road and the surrounding side streets.

Description

Suite 2 c/d is located to the rear elevation of the building and is currently arranged as an open plan office, but this could be divided into two self-contained suites. The offices have the benefit of suspended ceilings with recessed LG7 lighting and air conditioning, under floor trunking with data and electrical outlets, shared WC & kitchen facilities and gas central heating. There is good natural light comprising the entire rear elevation.

There are four allocated parking spaces within the undercroft car park for the two suites combined.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £25 per sq ft exclusive.

VAT

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

EPC

C-72

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition on a net internal basis (NIA).

Accommodation	Sq M	Sq Ft
Suite 2c	43.58	454
Suite 2d	58.94	634
Total	102.52	1,088

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

Business Rates

The office needs to be reassessed.

Service Charge

There is a contribution towards the external and common part repair and maintenance. We understand this is currently £4.50 per sq ft.

Viewings

For further details please contact the sole agents:

Hugo Harding

01727 222 182

hugo.harding@kirkbydiamond.co.uk

Matthew Bowen

01727 222 181

matthew.bowen@kirkbydiamond.co.uk



DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP