

TO LET



Suite 4 Salar House, Campfield Road, St Albans, AL1 5HT

1,347 SqFt (125.17 SqM)

£33,675 Per Annum Exclusive

First Floor Office Suite

- Air conditioning
- LED lighting
- Walking distance of St Albans City Station
- Raised floors
- Cat v data cabling
- 4 Parking spaces and on-street parking

Location

Salar House is located on Campfield Road close to its junction with Camp Road. The building 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

The available suite is located on the first floor of Salar House which comprises a 3-storey office building. There is a main reception lobby area with stairs and a lift for access and with shared kitchen and WC facilities on each floor. Suite 4 is located to the front elevation and benefits from underfloor data and power, air conditioning, central heating, suspended ceilings and LED lighting. The space is partitioned to create a main open plan office area together with two office/meeting rooms.

There are four allocated parking spaces within the undercroft car park.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £33,675 per annum exclusive.

VAT

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

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 4	125.17	1,347

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 psf.

Viewings

For further details please contact the sole agents:

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