

Dunstable Road, St. Albans

£25,000 Per Annum ()



Set within a gated 3 acre plot with tranquil views across grass and woodland, is this NEWLY REFURBISHED OFFICE with AMPLE PARKING ready for immediate occupation. The site is perfectly placed for transport links with M1 junction 9 on the doorstep. Redbourn/Markyate and Harpenden are also very close by and easily accessible.

The offices are situated within a three storey rendered building with its own separate dedicated entrance. There are three office rooms, all of which having regular windows to create a bright and inspiring workplace for your business. Each office benefits from regular internet/CAT and power points to allow flexibility in each of the rooms set up/change to suit your requirements. Each of the rooms also have brand new air conditioning units allowing for a comfortable working experience all year round.

There is a kitchen and three unisex toilets on the second floor and plenty of storage.

Services:

- 1) Gas supply is LPG gas and is included in the rental value.
- 2) Water is from an annually tested borehole and provision, maintenance, testing is all included in the rental value.
- 3) Internet provision is not included within the rent. The current office has high speed broadband provided through a leased fibre line arranged with BT. Tenant to arrange their own broadband.
- 4) Electricity is not included in the rental value and a separate meter will be installed. Tenant to arrange their own electrical supply – we have applied for the meter to be split.
- 5) Telephone connectivity is not included in the rental value. The current office has a cloud based system arranged with BT. Tenant to arrange their own telephone lines/system.
- 6) Business rates/council tax will not be included within the rental value, Tenant to contact St Albans Council to arrange their rates.

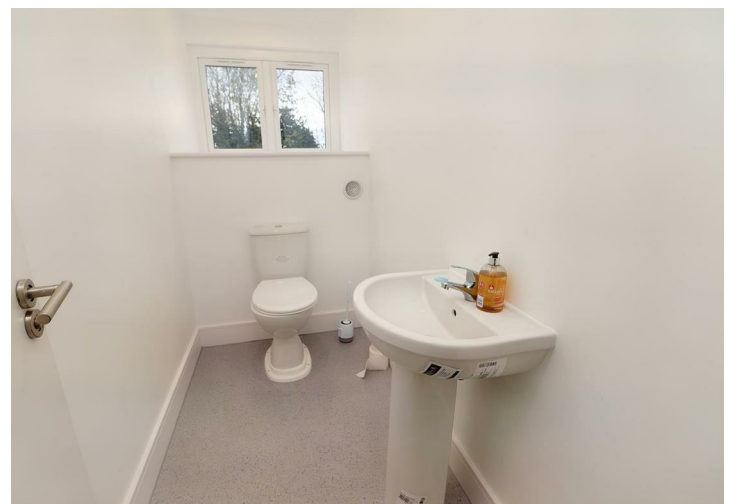
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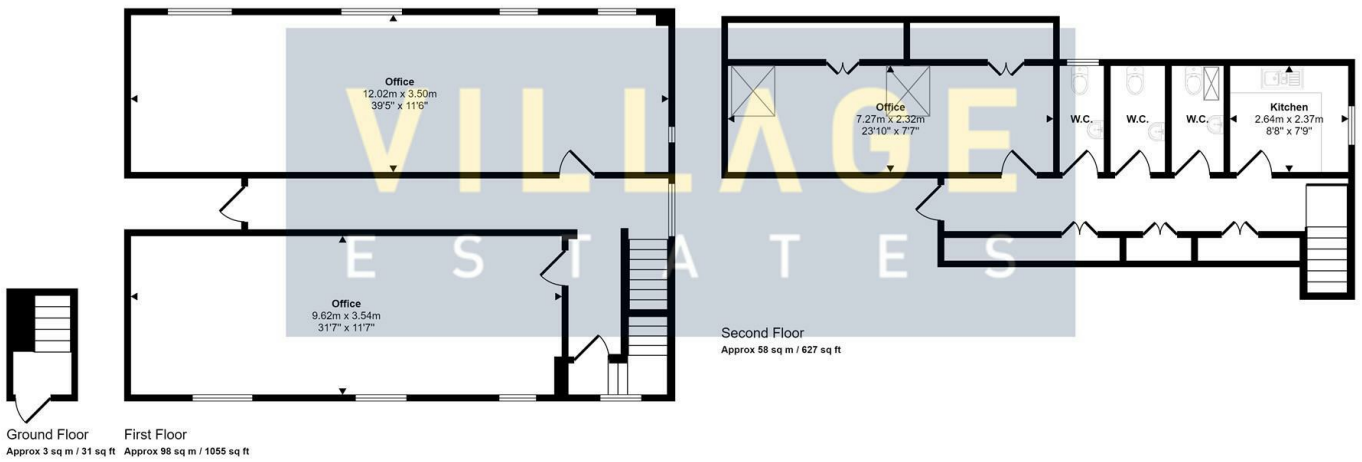
Village Estates
The Corner Shop High Street, Elstree
Herts WD6 3BY

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.





Approx Gross Internal Area
169 sq m / 1713 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	