

Modern Office Suite
With parking
Approx. 1,663 sq ft (155.50 sq m)

**AITCHISON
RAFFETY**



Suite 3 Phoenix House - Campfield Road - St Albans - AL1 5FL

To Let/For Sale

- Walking distance of mainline station
- Modern offices
- Predominantly open plan with office/boardroom
- Recently refurbished with a high quality fit-out
- Air conditioning
- CAT 6 data cabling
- 4 Parking Spaces



INVESTORS IN PEOPLE



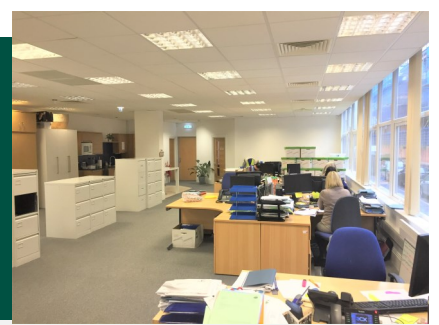
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Suite 3 Phoenix House
Campfield Road
St Albans
Herts
AL1 5FL



Description

The premises comprise a ground floor office suite within a purpose built three storey office building. The suite is configured to provide part open plan office space and a private office/meeting room. The offices have been fitted out to a high standard providing air conditioning, suspended ceilings with inset lighting, video door entry system and CAT 6 data cabling.

The offices benefit from 4 allocated parking spaces.

Location

The property is situated in Campfield Road, which is approximately one mile to the east of the main city centre shops.

Campfield Road is an established commercial area within St Albans and is within easy walking distance of St Albans City Railway Station (under 0.5 of a mile) providing regular trains to St Pancras Station in a fastest time of 19 minutes.

Floor Area

The approximate net internal floor areas are as follows:

Suite 3 1,663 sq ft (155.50 sq m)

Terms

The offices are available by way of a new lease for a term to be agreed.

Rent

£37,500 per annum exclusive

Price

The premises are held by way of a 999 year lease from 2008 - **£585,000**

Business Rates

From verbal enquiries the offices have a rateable value of £20,750 with rates payable of approximately £10,125 per annum.

Service Charge

There is a service charge for the maintenance of the common parts and communal utilities, details available upon request.

EPC

Band C—74

Legal Costs

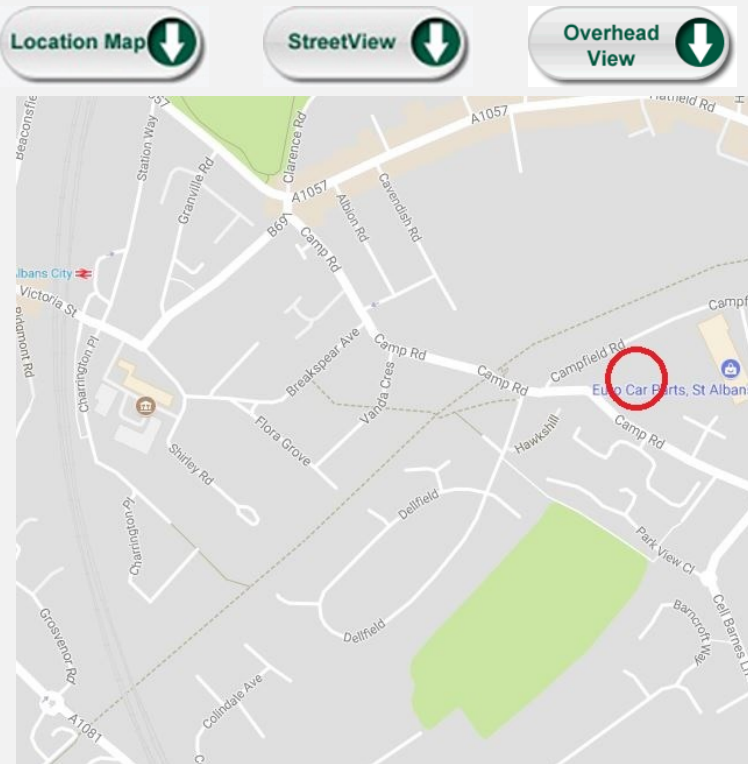
Each party to be responsible for their own legal costs incurred in this transaction.

Business Rates

VAT is payable on the rent and sale price.

Viewings

Strictly by appointment via the sole agents.



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