



- City Centre Location
- 1/4 Mile from St Albans mainline station
- Modern office building
- Open plan layout with kitchen
- Suspended ceiling with recessed LG4 lighting
- Air-conditioning
- 4 person passenger lift
- 3 parking spaces

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Centurion House, 136-142 London Road, St. Albans, AL1 1PQ

First Floor City Centre Office

Approx. 1,141 Sq Ft (106 Sq M)

To Let

First Floor, Centurion House, 136-142 London Road, St. Albans, Hertfordshire, AL1 1PQ

Description

An open plan first floor office suite within this modern three storey building. The offices have the benefit of suspended ceilings with recessed LG4 lighting, air con and perimeter trunking with cat v data cabling.

The building is benefits from a 4 person passenger lift and there are 3 allocated parking spaces.

Location

Situated on London Road close to its junction with Lattimore Road in the City centre.

St Albans mainline train station 0.5 Miles
A1(M) (Junction 3) 6 Miles
M25 (Junction 21a) 4.5 Miles
M1 (Junction 6a) 4.5 Miles

Floor Area

First Floor Suite	1,141 Sq Ft	106 Sq M
Total	1,141 Sq Ft	106 Sq M

Rent

£28,500 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £28,500 per annum exclusive

Business Rates

From enquiries we understand that from April 2023 the offices will have a rateable value of £31,250 with rates payable in the order of £15,312.50 per annum.

VAT

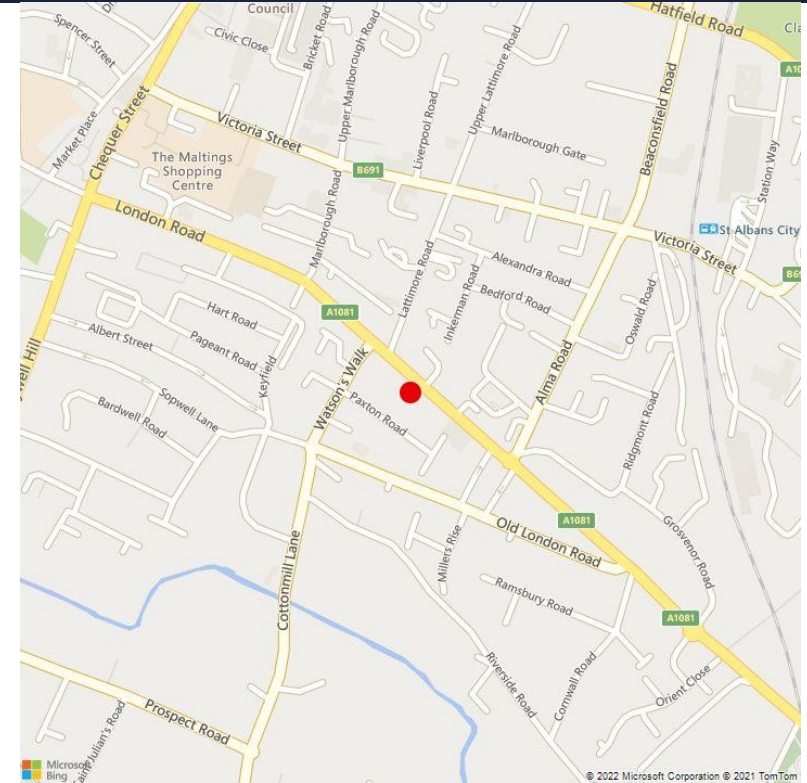
The property is not elected for VAT and therefore is not payable on the rent.

Energy Performance Rating

Rating D-77

Service Charge

There is a contribution towards the external and common part repair and maintenance currently £7.27 psf (£8,295) per annum.



Viewings

Strictly by appointment via
the sole agents.
01727 843232



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