



- Up to 5 car parking spaces
- Air Conditioning
- Own WC and Kitchen facilities
- Recently refurbished
- Good access to the M1
- LED Lighting
- WhatThreeWords:
///Surely.Cards.Hers

Ian Archer
ian.archer@argroup.co.uk
01442 220 800

Connor Harrington
connor.harrington@argroup.co.uk
01442 220800

Ver House, Unit C, Ground Floor, London Road, Markyate, Herts AL3 8JP

Recently refurbished office suite

Approx. 1,177 Sq Ft (109.34 Sq M)

To Let

Ver House, Unit C, Ground Floor, London Road, Markyate, St. Albans, Hertfordshire, AL3 8JP



Description

The property comprises a mainly open plan office suite within a two storey building with parking for 5 cars. It has undergone a complete renovation recently with new carpets, ceiling tiles, LED lighting and air conditioning. Each unit benefits from its own WC and kitchen facilities. Units C & F can be linked to create larger units.

Location

The premises is located just off London Road in Markyate, down an access road that is limited to cars and small trucks.

- M1 (Junction 9) - 1.9 Miles
- Luton Airport - 6.3 miles
- Hemel Hempstead - 7.3 miles

Floor Area

Unit C, Ground Floor	1,177 Sq Ft	109.34 Sq M
Total	1,177 Sq Ft	109.34 Sq M

Please note additional first floor space of 1,222 sq ft may be available.

Rent

£17,750 per annum exclusive

Business Rates

The office will need to be separately assessed. An estimate is available on application.

VAT

This property is subject to VAT.

Energy Performance Rating

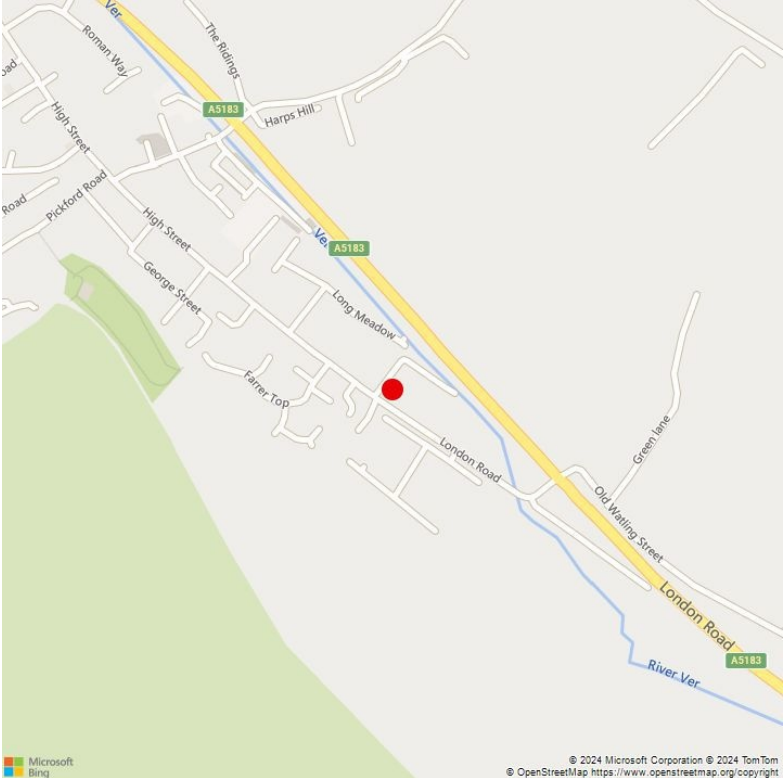
EPC Band C - 66

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together.
Please contact us for more information.

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

Strictly by appointment via the
sole agent - Aitchison Raffety
01442 220800
ian.archer@argroup.co.uk,
connor.harrington@argroup.co.uk

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