



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

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Ver House, Unit F, First Floor, London Road, Markyate, St. Albans, Herts AL3 8JP

Recently refurbished office suite

Approx. 1,222 Sq Ft (113.52 Sq M)

To Let

Ver House, Unit F, First 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. The unit benefits from its own WC and kitchen facilities. Units C & F can be linked to create a larger unit.

Location

The premises are 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 F - First Floor	1,222 Sq Ft	113.52 Sq M
Total	1,222 Sq Ft	113.52 Sq M

Please note additional space of 1,177 sq ft may be available on the ground floor.

Rent

£18,250 per annum exclusive

Business Rates

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

VAT

This property is subject to VAT.

Energy Performance Rating

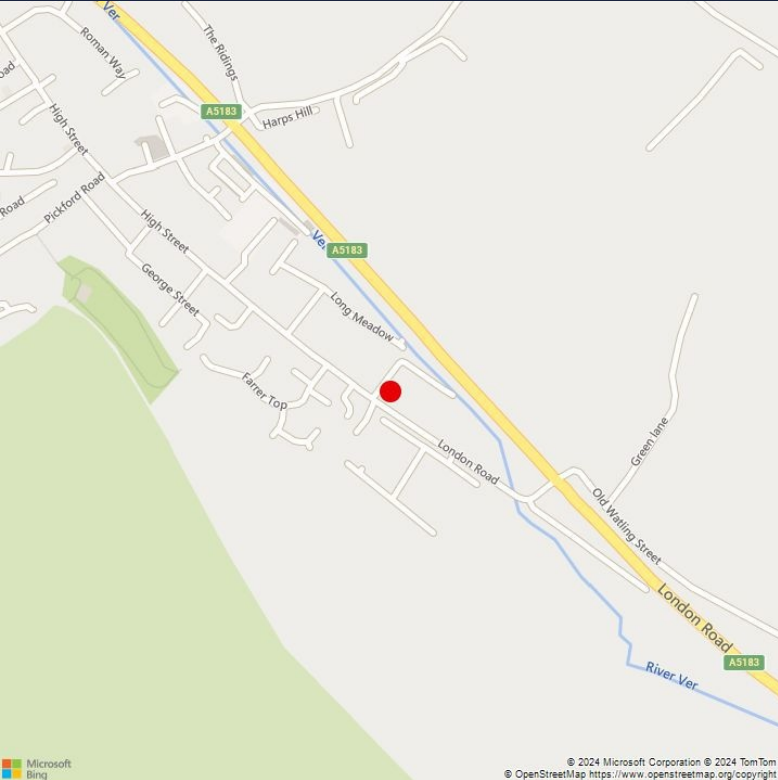
EPC Band C - 60

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
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